

Article 1: Base Zones

Division 4: Residential Base Zones

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0401 Purpose of Residential Zones

The purpose of the residential zones is to provide for areas of residential *development* at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego. It is also intended that the residential zones reflect desired *development* patterns in existing neighborhoods while accommodating the need for future growth.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0402 Purpose of the RE (Residential--Estate) Zones

- (a) The purpose of the RE zones is to provide for *single dwelling units* on large *lots* with some accessory agricultural uses. It is intended that this zone be applied to areas that are rural in character, where the retention of low *density* residential *development* is desired.
- (b) The RE zones are differentiated based upon applicable development regulations as follows:
 - RE-1-1 requires *development* on minimum 10-acre *lots*
 - RE-1-2 requires *development* on minimum 5-acre *lots*
 - RE-1-3 requires *development* on minimum 1-acre *lots*

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0403 Purpose of the RS (Residential--Single Unit) Zones

- (a) The purpose of the RS zones is to provide appropriate regulations for the *development* of *single dwelling units* that accommodate a variety of *lot* sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

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- (b) The RS zones are differentiated based on the minimum *lot* size and whether the *premises* is located in an urbanized community or a planned or future urbanizing community, as follows:

(1) Urbanized Communities

- RS-1-1 requires minimum 40,000-square-foot *lots*
- RS-1-2 requires minimum 20,000-square-foot *lots*
- RS-1-3 requires minimum 15,000-square-foot *lots*
- RS-1-4 requires minimum 10,000-square-foot *lots*
- RS-1-5 requires minimum 8,000-square-foot *lots*
- RS-1-6 requires minimum 6,000-square-foot *lots*
- RS-1-7 requires minimum 5,000-square-foot *lots*

(2) Planned or Future Urbanizing Communities

- RS-1-8 requires minimum 40,000-square-foot *lots*
- RS-1-9 requires minimum 20,000-square-foot *lots*
- RS-1-10 requires minimum 15,000-square-foot *lots*
- RS-1-11 requires minimum 10,000-square-foot *lots*
- RS-1-12 requires minimum 8,000-square-foot *lots*
- RS-1-13 requires minimum 6,000-square-foot *lots*
- RS-1-14 requires minimum 5,000-square-foot *lots*

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§131.0404 Purpose of the RX (Residential--Small Lot) Zones

- (a) The purpose of the RX zones is to provide for both attached and detached *single dwelling units* on smaller *lots* than are required in the RS zones. It is intended that these zones provide an alternative to *multiple dwelling unit developments* where *single dwelling unit developments* could be developed at similar densities. The RX zone provides for a wide variety of residential *development* patterns.

- (b) The RX zones are differentiated based on the minimum *lot* size as follows:

- RX-1-1 requires minimum 4,000-square-foot *lots*
- RX-1-2 requires minimum 3,000-square-foot *lots*

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0405 Purpose of the RT (Residential--Townhouse) Zones

- (a) The purpose of the RT zones is to provide for attached, single-dwelling unit residential *development* on small *lots* with *alley* access. It is intended that these zones provide for more urbanized, single-unit living at densities that are historically more typical of multiple-unit zones. The RT zones provide transition opportunities between single-unit neighborhoods and higher *density* multiple-unit neighborhoods and in some instances may replace multiple-unit zones at similar densities. The RT zones are intended to be applied on subdivided blocks with *alleys* that are within or close to highly urbanized areas, *transit areas*, and redevelopment areas.
- (b) The RT zones are differentiated based on the minimum *lot* size as follows:
- RT-1-1 requires minimum 3,500-square-foot *lots*
 - RT-1-2 requires minimum 3,000-square-foot *lots*
 - RT-1-3 requires minimum 2,500-square-foot *lots*
 - RT-1-4 requires minimum 2,200-square-foot *lots*
- (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0406 Purpose of the RM (Residential--Multiple Unit) Zones

- (a) The purpose of the RM zones is to provide for *multiple dwelling unit development* at varying densities. The RM zones individually accommodate *developments* with similar densities and characteristics. Each of the RM zones is intended to establish *development* criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.
- (b) The RM zones are differentiated based on the uses allowed and the permitted *density* as follows:
- (1) The following zones permit lower *density multiple dwelling units* with some characteristics of *single dwelling units*:
- RM-1-1 permits a maximum *density* of 1 dwelling unit for each 3,000 square feet of *lot* area
 - RM-1-2 permits a maximum *density* of 1 dwelling unit for each 2,500 square feet of *lot* area
 - RM-1-3 permits a maximum *density* of 1 dwelling unit for each 2,000 square feet of lot area

- (2) The following zones permit medium *density multiple dwelling units*:
- RM-2-4 permits a maximum *density* of 1 dwelling unit for each 1,750 square feet of *lot* area
 - RM-2-5 permits a maximum *density* of 1 dwelling unit for each 1,500 square feet of *lot* area
 - RM-2-6 permits a maximum *density* of 1 dwelling unit for each 1,250 square feet of lot area
- (3) The following zones permit medium *density multiple dwelling units* with limited commercial uses:
- RM-3-7 permits a maximum *density* of 1 dwelling unit for each 1,000 square feet of *lot* area
 - RM-3-8 permits a maximum *density* of 1 dwelling unit for each 800 square feet of *lot* area
 - RM-3-9 permits a maximum *density* of 1 dwelling unit for each 600 square feet of lot area
- (4) The following zones permit urbanized, high *density multiple dwelling units* with limited commercial uses:
- RM-4-10 permits a maximum *density* of 1 dwelling unit for each 400 square feet of *lot* area
 - RM-4-11 permits a maximum *density* of 1 dwelling unit for each 200 square feet of lot area
- (5) RM-5-12 permits visitor accommodations or medium *density multiple dwelling units* at a maximum *density* of 1 dwelling unit for each 1,000 square feet of lot area.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0415 Where Residential Zones Apply

On the effective date of Ordinance O-18691, all residential zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be amended and replaced with the base zones established in this division, as shown in Table 131-04A.

Table 131-04A
Residential Zone Applicability

Previous Chapter 10 Residential Zone Replaced With New Residential Zone Established by This Division	
Residential Zone That Existed on December 31 1999.	Applicable Zone of This Division
No Existing Zone	RE-1-1
No Existing Zone	RE-1-2
No Existing Zone	RE-1-3
R1-40,000 in Urbanized Communities as of December 31 1999.	RS-1-1
R1-20,000 in Urbanized Communities as of December 31 1999.	RS-1-2
R1-15,000 in Urbanized Communities as of December 31 1999.	RS-1-3
R1-10,000 in Urbanized Communities as of December 31 1999.	RS-1-4
R1-8,000 in Urbanized Communities as of December 31 1999.	RS-1-5
R1-6,000 in Urbanized Communities as of December 31 1999.	RS-1-6
R1-5,000 in Urbanized Communities as of December 31 1999.	RS-1-7
R1-40,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31 1999.	RS-1-8
R1-20,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31 1999.	RS-1-9
R1-15,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31 1999.	RS-1-10
R1-10,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31 1999.	RS-1-11
R1-8,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31 1999.	RS-1-12
R1-6,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31 1999.	RS-1-13
R1-5,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31 1999.	RS-1-14
No Existing Zone	RX-1-1
R1-5,000/SLO	RX-1-2
No Existing Zone	RT-1-1
No Existing Zone	RT-1-2
No Existing Zone	RT-1-3
No Existing Zone	RT-1-4
R-3000	RM-1-1
R-2500	RM-1-2
R-2000	RM-1-3

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Previous Chapter 10 Residential Zone Replaced With New Residential Zone Established by This Division	
Residential Zone That Existed on December 31 1999.	Applicable Zone of This Division
R-1750	RM-2-4
R-1500	RM-2-5
R-1250	RM-2-6
R-1000	RM-3-7
R-800	RM-3-8
R-600	RM-3-9
R-400	RM-4-10
R-200	RM-4-11
RV	RM-5-12

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0420 Use Regulations of Residential Zones

The regulations of Section 131.0422 apply in the residential zones unless otherwise specifically provided by footnotes indicated in Table 131-04B. The uses permitted in any zone may be further limited if *environmentally sensitive lands* are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).

- (a) Within the residential zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-04B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section or Section 131.0422.
- (b) All uses or activities permitted in the residential zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (c) *Accessory uses* in the residential zones may be permitted in accordance with Section 131.0125.
- (d) Temporary uses may be permitted in the residential zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.

- (e) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§131.0422 Use Regulations Table for Residential Zones

The uses allowed in the residential zones are shown in the Table 131-04B.

Legend for Table 131-04B

Symbol In Table 131-04B	Description Of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

Table 131-04B
Use Regulations Table of Residential Zones

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																											
	1st & 2nd »	RE-			RS-														RX-			RT-							
		3rd »	1-			1-														1-			1-						
			4th »	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	1	2	3	4	
Open Space																													
Active Recreation		P			P														P			P							
Passive Recreation		P			P														P			P							
Natural Resources Preservation		P			P														P			P							
Park Maintenance Facilities		-			-														-			-							
Agriculture																													
Agricultural Processing		-			-														-			-							
Aquaculture Facilities		-			-														-			-							
Dairies		-			-														-			-							

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator			Zones																			
	1st & 2nd » 3rd » 4th »			RE-	RS-										RX-		RT-						
				1-	1-										1-		1-						
				1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1
Horticulture Nurseries & Greenhouses				-	-										-		-						
Raising & Harvesting of Crops				P ⁽³⁾	-										-		-						
Raising, Maintaining & Keeping of Animals				P ⁽³⁾⁽¹⁰⁾	-										-		-						
Separately Regulated Agriculture Uses																							
Agricultural Equipment Repair Shops				-	-										-		-						
Commercial Stables				-	-										-		-						
Community Gardens				N	N										N		N						
Equestrian Show & Exhibition Facilities				-	-										-		-						
Open Air Markets for the Sale of Agriculture-Related Products & Flowers				-	-										-		-						
Residential																							
Group Living Accommodations				-	-										-		-						
Mobilehome Parks				-	P ⁽¹⁾										P ⁽¹⁾		-						
Multiple Dwelling Units				-	-										-		-						
Single Dwelling Units				P	P										P		P						
Separately Regulated Residential Uses																							
Boarder & Lodger Accommodations				L	L										L		L						
Companion Units				C	C										C		-						
Employee Housing:																							
6 or Fewer Employees				L	L										L		L						
12 or Fewer Employees				-	-										-		-						
Greater than 12 Employees				-	-										-		-						
Fraternities, Sororities and Student Dormitories				-	-										-		-						
Garage, Yard, & Estate Sales				L	L										L		L						
Guest Quarters				N	N										N		-						
Home Occupations				L	L										L		L						
Housing for Senior Citizens				C	C										C		C						
Live/Work Quarters				-	-										-		-						
Residential Care Facilities:																							
6 or Fewer Persons				P	P										P		P						
7 or More Persons				C	C										C		C						
Transitional Housing:																							

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																							
	1st & 2nd »	RE-			RS-														RX-			RT-			
	3rd »	1-			1-														1-			1-			
	4th »	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	
6 or Fewer Persons		P			P														P			P			
7 or More Persons		C			C														C			C			
Watchkeeper Quarters		-			-														-			-			
Institutional																									
Separately Regulated Institutional Uses																									
Airports		-			-														-			-			
Botanical Gardens & Arboretums		C			C														C			C			
Cemeteries, Mausoleums, Crematories		-			-														-			-			
Churches & Places of Religious Assembly		C			C														C			C			
Communication Antennas:																									
Minor Telecommunication Facility		L			L														L			L			
Major Telecommunication Facility		C			C														C			C			
Satellite Antennas		L			L														L			L			
Correctional Placement Centers		-			-														-			-			
Educational Facilities:																									
Kindergarten through Grade 12		C			C														C			C			
Colleges / Universities		C			C														C			C			
Vocational / Trade School		-			-														-			-			
Energy Generation & Distribution Facilities		-			-														-			-			
Exhibit Halls & Convention Facilities		-			-														-			-			
Flood Control Facilities		L			L														L			L			
Historical Buildings Used for Purposes Not Otherwise Allowed		C			C														C			C			
Homeless Facilities:																									
Congregate Meal Facilities		-			-														-			-			
Emergency Shelters		-			-														-			-			
Homeless Day Centers		-			-														-			-			
Hospitals, Intermediate Care Facilities & Nursing Facilities		-			-														-			-			
Interpretive Centers		-			-														-			-			
Museums		C			C														C			C			
Major Transmission, Relay, or Communications Switching Stations		-			-														-			-			
Social Service Institutions		-			-														-			-			

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator			Zones																															
	1st & 2nd » 3rd » 4th »			RE-			RS-														RX-			RT-											
				1-			1-														1-			1-											
				1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4									
Sales																																			
Building Supplies & Equipment				-			-														-			-											
Food, Beverages and Groceries				-			-														-			-											
Consumer Goods, Furniture, Appliances, Equipment				-			-														-			-											
Pets & Pet Supplies				-			-														-			-											
Sundries, Pharmaceuticals, & Convenience Sales				-			-														-			-											
Wearing Apparel & Accessories				-			-														-			-											
Separately Regulated Sales Uses																																			
Agriculture Related Supplies & Equipment				-			-														-			-											
Alcoholic Beverage Outlets				-			-														-			-											
Plant Nurseries				-			-														-			-											
Swap Meets & Other Large Outdoor Retail Facilities				-			-														-			-											
Commercial Services																																			
Building Services				-			-														-			-											
Business Support				-			-														-			-											
Eating & Drinking Establishments				-			-														-			-											
Financial Institutions				-			-														-			-											
Funeral & Mortuary Services				-			-														-			-											
Maintenance & Repair				-			-														-			-											
Off-Site Services				-			-														-			-											
Personal Services				-			-														-			-											
Radio & Television Studios				-			-														-			-											
Assembly & Entertainment				-			-														-			-											
Visitor Accommodations				-			-														-			-											
Separately Regulated Commercial Services Uses																																			
Adult Entertainment Establishments:																																			
Adult Book Store				-			-														-			-											
Adult Cabaret				-			-														-			-											
Adult Drive-In Theater				-			-														-			-											
Adult Mini-Motion Picture Theater				-			-														-			-											
Adult Model Studio				-			-														-			-											

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																											
	1st & 2nd »		RE-		RS-														RX-		RT-									
	3rd »		1-		1-														1-		1-									
	4th »		1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	1	2	3	4	
Adult Motel			-																											
Adult Motion Picture Theater			-																											
Adult Peep Show Theater			-																											
Adult Theater			-																											
Body Painting Studio			-																											
Massage Establishment			-																											
Sexual Encounter Establishment			-																											
Bed & Breakfast Establishments:																														
1-2 Guest Rooms			N																		N									
3-5 Guest Rooms			N																		C									
6+ Guest Rooms			C																											
Boarding Kennels			-																											
Camping Parks			-																											
Child Care Facilities:																														
Child Care Centers			C																		C									
Large Family Day Care Homes			L																		L									
Small Family Day Care Homes			P																		P									
Eating and Drinking Establishments Abutting Residentially Zoned Property			-																											
Fairgrounds			-																											
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C																		C									
Helicopter Landing Facilities			-																											
Instructional Studios			-																											
Massage Establishments, Specialized Practice			-																											
Nightclubs & Bars over 5,000 square feet in size			-																											
Outpatient Medical Clinics			-																											
Parking Facilities as a Primary Use:																														
Permanent Parking Facilities			-																											
Temporary Parking Facilities			-																											
Private Clubs, Lodges and Fraternal Organizations			-																											
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁴⁾			-																											
Pushcarts:																														

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator			Zones																			
	1st & 2nd » 3rd » 4th »			RE-		RS-														RX-		RT-	
				1-		1-														1-		1-	
				1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1
Pushcarts on Private Property				-		-														-		-	
Pushcarts in <i>public right-of-way</i>				-		-														-		-	
Recycling Facilities:																							
Large Collection Facility				-		-														-		-	
Small Collection Facility				-		-														-		-	
Large Construction & Demolition Debris <i>Recycling Facility</i>				-		-														-		-	
Small Construction & Demolition Debris <i>Recycling Facility</i>				-		-														-		-	
Drop-off Facility				-		-														-		-	
Green Materials Composting Facility				-		-														-		-	
Mixed Organic Composting Facility				-		-														-		-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic				-		-														-		-	
Large Processing Facility Accepting All Types of Traffic				-		-														-		-	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic				-		-														-		-	
Small Processing Facility Accepting All Types of Traffic				-		-														-		-	
Reverse Vending Machines				-		-														-		-	
Tire Processing Facility				-		-														-		-	
Sidewalk Cafes				-		-														-		-	
Sports Arenas & Stadiums				-		-														-		-	
Theaters that are outdoor or over 5,000 square feet in size				-		-														-		-	
Veterinary Clinics & Animal Hospitals				-		-														-		-	
Zoological Parks				-		-														-		-	
Offices																							
Business & Professional				-		-														-		-	
Government				-		-														-		-	
Medical, Dental, & Health Practitioner				-		-														-		-	
Regional & Corporate Headquarters				-		-														-		-	
Separately Regulated Office Uses																							
Real Estate Sales Offices & Model Homes				L		L														L		L	
<i>Sex Offender</i> Treatment & Counseling				-		-														-		-	
Vehicle & Vehicular Equipment Sales & Service																							

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																								
	1st & 2nd »	RE-			RS-														RX-			RT-				
		3rd »	1-			1-														1-			1-			
			4th »	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4
Commercial Vehicle Repair & Maintenance		-																	-							
Commercial Vehicle Sales & Rentals		-																	-							
Personal Vehicle Repair & Maintenance		-																	-							
Personal Vehicle Sales & Rentals		-																	-							
Vehicle Equipment & Supplies Sales & Rentals		-																	-							
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses																										
Automobile Service Stations		-																	-							
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-																	-							
Wholesale, Distribution, Storage																										
Equipment & Materials Storage Yards		-																	-							
Moving & Storage Facilities		-																	-							
Warehouses		-																	-							
Wholesale Distribution		-																	-							
Separately Regulated Wholesale, Distribution, and Storage Uses																										
Impound Storage Yards		-																	-							
Junk Yards		-																	-							
Temporary Construction Storage Yards Located off-site		N																	N							
Industrial																										
Heavy Manufacturing		-																	-							
Light Manufacturing		-																	-							
Marine Industry		-																	-							
Research & Development		-																	-							
Trucking & Transportation Terminals		-																	-							
Separately Regulated Industrial Uses																										
Hazardous Waste Research Facility		-																	-							
Hazardous Waste Treatment Facility		-																	-							
Marine Related Uses Within the Coastal Overlay Zone		-																	-							
Mining and Extractive Industries		-																	-							
Newspaper Publishing Plants		-																	-							

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																							
	1st & 2nd » 3rd » 4th »		RE-		RS-												RX-		RT-							
			1-		1-												1-		1-							
			1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3	4	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises			-		-												-		-							
Very Heavy Industrial Uses			-		-												-		-							
Wrecking & Dismantling of Motor Vehicles			-		-												-		-							
Signs																										
Allowable Signs			P		P												P		P							
Separately Regulated Signs Uses																										
Community Identification Signs			N		N												N		N							
Reallocation of Sign Area Allowance			-		-												-		-							
Revolving Projecting Signs			-		-												-		-							
Signs with Automatic Changing Copy			-		-												-		-							
Theater Marquees			-		-												-		-							

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd »	RM-											
	3rd »	1-		2-		3-		4-		5-			
	4th »	1	2	3	4	5	6	7	8	9	10	11	12
Open Space													
Active Recreation		P			P			P			P		P
Passive Recreation		P			P			P			P		P
Natural Resources Preservation		P			P			P			P		P
Park Maintenance Facilities		-			-			-			-		-
Agriculture													
Agricultural Processing		-			-			-			-		-
Aquaculture Facilities		-			-			-			-		-
Dairies		-			-			-			-		-
Horticulture Nurseries & Greenhouses		-			-			-			-		-
Raising & Harvesting of Crops		-			-			-			-		-
Raising, Maintaining & Keeping of Animals		-			-			-			-		-

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator				Zones											
	1st & 2nd »				RM-											
					3rd »				1-		2-		3-		4-	
	4th »				1	2	3	4	5	6	7	8	9	10	11	12
Separately Regulated Agriculture Uses																
Agricultural Equipment Repair Shops					-		-		-		-		-			
Commercial Stables					-		-		-		-		-			
Community Gardens					N		N		N		N		-			
Equestrian Show & Exhibition Facilities					-		-		-		-		-			
Open Air Markets for the Sale of Agriculture-Related Products & Flowers					-		-		-		-		-			
Residential																
Group Living Accommodations					P ⁽⁷⁾		P ⁽⁷⁾		P ⁽⁷⁾		P ⁽⁷⁾		P ⁽⁷⁾			
Mobilehome Parks					P ⁽²⁾		P ⁽²⁾		P ⁽²⁾		P ⁽²⁾		P ⁽²⁾		-	
Multiple Dwelling Units					P ⁽⁵⁾		P ⁽⁵⁾		P ⁽⁵⁾		P ⁽⁵⁾		P ⁽⁵⁾		P	
Single Dwelling Units					P		P		P		P		P		-	
Separately Regulated Residential Uses																
Boarder & Lodger Accommodations					L		L		L		L		L		L	
Companion Units					-		-		-		-		-		-	
Employee Housing:																
6 or Fewer Employees					L		L		L		L		L		-	
12 or Fewer Employees					-		-		-		-		-		-	
Greater than 12 Employees					-		-		-		-		-		-	
Fraternities, Sororities and Student Dormitories					C		C		C		C		C		-	
Garage, Yard, & Estate Sales					L		L		L		L		L		-	
Guest Quarters					-		-		-		-		-		-	
Home Occupations					L		L		L		L		L		-	
Housing for Senior Citizens					C		C		C		C		C		-	
Live/Work Quarters					-		-		-		-		-		-	
Residential Care Facilities:																
6 or fewer persons					P		P		P		P		P		-	
7 or more persons					C		C		C		C		C		-	
Transitional Housing:																
6 or fewer persons					P		P		P		P		P		-	
7 or more persons					C		C		C		C		C		-	
Watchkeeper Quarters					-		-		-		-		-		-	

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones												
	1st & 2nd »	RM-													
		3rd »			1-		2-		3-		4-		5-		
		1	2	3	4	5	6	7	8	9	10	11	12		
Institutional															
Separately Regulated Institutional Uses															
Airports				-		-		-		-		-			
Botanical Gardens & Arboretums				C		C		C		C		-			
Cemeteries, Mausoleums, Crematories				-		-		-		-		-			
Churches & Places of Religious Assembly				P		P		P		P		-			
Communication Antennas:															
Minor Telecommunication Facility				L		L		L		L		L			
Major Telecommunication Facility				C		C		C		C		C			
Satellite Antennas				L		L		L		L		L			
Correctional Placement Centers				-		-		-		-		-			
Educational Facilities:															
Kindergarten through Grade 12				P		P		P		P		-			
Colleges / Universities				C		C		C		C		-			
Vocational / Trade School				-		-		-		-		-			
Energy Generation & Distribution Facilities				-		-		-		C		C			
Exhibit Halls & Convention Facilities				-		-		-		-		-			
Flood Control Facilities				L		L		L		L		-			
Historical Buildings Used for Purposes Not Otherwise Allowed				C		C		C		C		C			
Homeless Facilities:															
Congregate Meal Facilities				-		-		C		C		-			
Emergency Shelters				-		-		C		C		-			
Homeless Day Centers				-		-		C		C		-			
Hospitals, Intermediate Care Facilities & Nursing Facilities				C		C		C		C		-			
Interpretive Centers				-		-		-		-		-			
Museums				-		-		-		-		-			
Major Transmission, Relay, or Communications Switching Stations				-		-		-		-		-			
Social Service Institutions				-		-		-		-		-			
Sales															
Building Supplies & Equipment				-		-		-		-		-			

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones											
	1st & 2nd »		RM-											
			1-			2-			3-			4-		5-
	3rd »	1	2	3	4	5	6	7	8	9	10	11	12	
4th »	1	2	3	4	5	6	7	8	9	10	11	12		
Food, Beverages and Groceries			-	-			p ⁽⁹⁾			p ⁽⁹⁾		p ⁽⁹⁾		
Consumer Goods, Furniture, Appliances, Equipment			-	-			-			-		-		
Pets & Pet Supplies			-	-			-			-		-		
Sundries, Pharmaceuticals, & Convenience Sales			-	-			p ⁽⁹⁾			p ⁽⁹⁾		p ⁽⁹⁾		
Wearing Apparel & Accessories			-	-			-			-		-		
Separately Regulated Sales Uses														
Agriculture Related Supplies & Equipment			-	-			-			-		-		
Alcoholic Beverage Outlets			-	-			-			-		-		
Plant Nurseries			-	-			-			-		-		
Swap Meets & Other Large Outdoor Retail Facilities			-	-			-			-		-		
Commercial Services														
Building Services			-	-			-			-		-		
Business Support			-	-			-			-		-		
Eating & Drinking Establishments			-	-			-			-		-		
Financial Institutions			-	-			-			-		-		
Funeral & Mortuary Services			-	-			-			-		-		
Maintenance & Repair			-	-			-			-		-		
Off-Site Services			-	-			-			-		-		
Personal Services			-	-			p ⁽⁹⁾			p ⁽⁹⁾		p ⁽⁹⁾		
Assembly & Entertainment			-	-			-			-		-		
Radio & Television Studios			-	-			-			-		-		
Visitor Accommodations			-	-			-			p ⁽⁶⁾		p ⁽⁶⁾		
Separately Regulated Commercial Services Uses														
Adult Entertainment Establishments:														
Adult Book Store			-	-			-			-		-		
Adult Cabaret			-	-			-			-		-		
Adult Drive-In Theater			-	-			-			-		-		
Adult Mini-Motion Picture Theater			-	-			-			-		-		
Adult Model Studio			-	-			-			-		-		
Adult <i>Motel</i>			-	-			-			-		-		
Adult Motion Picture Theater			-	-			-			-		-		

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones											
	1st & 2nd »	RM-												
		3rd »	1-			2-			3-			4-		5-
			4th »	1	2	3	4	5	6	7	8	9	10	11
Adult Peep Show Theater			-			-			-			-		-
Adult Theater			-			-			-			-		-
Body Painting Studio			-			-			-			-		-
Massage Establishment			-			-			-			-		-
Sexual Encounter Establishment			-			-			-			-		-
Bed & Breakfast Establishments:														
1-2 Guest Rooms			L			L			L			P		P
3-5 Guest Rooms			N			N			L			P		P
6+ Guest Rooms			C			N			N			P		P
Boarding Kennels			-			-			-			-		-
Camping Parks			-			-			-			-		-
Child Care Facilities:														
Child Care Centers			C			C			C			C		-
Large Family Day Care Homes			L			L			L			L		-
Small Family Day Care Homes			P			P			P			P		-
Eating and Drinking Establishments Abutting Residentially Zoned Property			-			-			-			-		-
Fairgrounds			-			-			-			-		-
Golf Courses, Driving Ranges, and Pitch & Putt Courses			C			C			C			C		-
Helicopter Landing Facilities			-			-			-			-		-
Instructional Studios			-			-			-			-		-
Massage Establishments, Specialized Practice			-			-			-			-		-
Nightclubs & Bars over 5,000 square feet in size			-			-			-			-		-
Outpatient Medical Clinics			-			-			-			-		-
Parking Facilities as a <i>Primary Use</i>														
Permanent Parking Facilities			-			-			-			-		-
Temporary Parking Facilities			-			-			-			-		-
Private Clubs, Lodges and Fraternal Organizations			-			-			-			-		P
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁴⁾			-			-			-			-		-
Pushcarts:														
Pushcarts on Private Property			-			-			-			-		-

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones											
	1st & 2nd »		RM-											
	3rd »		1-			2-			3-			4-		5-
	4th »		1	2	3	4	5	6	7	8	9	10	11	12
Pushcarts in Public Right of Way			-			-			-			-		-
Recycling Facilities:														
Large Collection Facility			-			-			-			-		-
Small Collection Facility			-			-			-			-		-
Large Construction & Demolition Debris <i>Recycling Facility</i>			-			-			-			-		-
Small Construction & Demolition Debris <i>Recycling Facility</i>			-			-			-			-		-
Drop-off Facility			-			-			-			-		-
Green Materials Composting Facility			-			-			-			-		-
Mixed Organic Composting Facility			-			-			-			-		-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic			-			-			-			-		-
Large Processing Facility Accepting All Types of Traffic			-			-			-			-		-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic			-			-			-			-		-
Small Processing Facility Accepting All Types of Traffic			-			-			-			-		-
Reverse Vending Machines			-			-			-			-		-
Tire Processing Facility			-			-			-			-		-
Sidewalk Cafes			-			-			-			-		-
Sports Arenas & Stadiums			-			-			-			-		-
Theaters That Are Outdoor or over 5,000 Square Feet in Size			-			-			-			-		-
Veterinary Clinics & Animal Hospitals			-			-			-			-		-
Zoological Parks			-			-			-			-		-
Offices														
Business & Professional			-			-			-			-		-
Government			-			-			-			-		-
Medical, Dental, & Health Practitioner			-			-			p ⁽⁸⁾			p ⁽⁸⁾		-
Regional & Corporate Headquarters			-			-			-			-		-
Separately Regulated Office Uses														
Real Estate Sales Offices & Model Homes			L			L			L			L		-

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones											
	1st & 2nd »		RM-											
			1-			2-			3-			4-		5-
	4th »		1	2	3	4	5	6	7	8	9	10	11	12
Sex Offender Treatment & Counseling			-		-			L			L		-	
Vehicle & Vehicular Equipment Sales & Service														
Commercial Vehicle Repair & Maintenance			-		-			-			-		-	
Commercial Vehicle Sales & Rentals			-		-			-			-		-	
Personal Vehicle Repair & Maintenance			-		-			-			-		-	
Personal Vehicle Sales & Rentals			-		-			-			-		-	
Vehicle Equipment & Supplies Sales & Rentals			-		-			-			-		-	
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses														
Automobile Service Stations			-		-			-			-		-	
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>			-		-			-			-		-	
Wholesale, Distribution, Storage														
Equipment & Materials Storage Yards			-		-			-			-		-	
Moving & Storage Facilities			-		-			-			-		-	
Warehouses			-		-			-			-		-	
Wholesale Distribution			-		-			-			-		-	
Separately Regulated Wholesale, Distribution, and Storage Uses														
Impound Storage Yards			-		-			-			-		-	
Junk Yards			-		-			-			-		-	
Temporary Construction Storage Yards Located off-site			N		N			N			N		-	
Industrial														
Heavy Manufacturing			-		-			-			-		-	
Light Manufacturing			-		-			-			-		-	
Marine Industry			-		-			-			-		-	
Research & Development			-		-			-			-		-	
Trucking & Transportation Terminals			-		-			-			-		-	
Separately Regulated Industrial Uses														
Hazardous Waste Research Facility			-		-			-			-		-	
Hazardous Waste Treatment Facility			-		-			-			-		-	
Marine Related Uses Within the Coastal Overlay Zone			-		-			-			-		-	

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones											
	1st & 2nd »		RM-											
	3rd »		1-			2-			3-			4-		5-
	4th »		1	2	3	4	5	6	7	8	9	10	11	12
Mining and Extractive Industries			-			-			-			-		-
Newspaper Publishing Plants			-			-			-			-		-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises			-			-			-			-		-
Very Heavy Industrial Uses			-			-			-			-		-
Wrecking & Dismantling of Motor Vehicles			-			-			-			-		-
Signs														
Allowable Signs			P			P			P			P		P
Separately Regulated Signs Uses														
Community Identification Signs			N			N			N			N		N
Reallocation of Sign Area Allowance			-			-			-			-		-
Revolving Projecting Signs			-			-			-			-		-
Signs with Automatic Changing Copy			-			-			-			-		-
Theater Marquees			-			-			-			-		-

Footnotes for Table 131-04B

- 1 Development of a mobilehome park in any RS or RX zone is subject to Section 143.0302.
- 2 Development of a mobilehome park in the RM zones is subject to Section 143.0302.
- 3 This use is permitted only if as an *accessory use*, but shall not be subject to the *accessory use* regulations in Section 131.0125.
- 4 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 5 Non-owner occupants must reside on the *premises* for at least 7 consecutive calendar days.
- 6 Two *guest rooms* are permitted for visitor accommodations per the specified square footage of lot area required per dwelling unit (maximum permitted *density*), as indicated on Table 131-04G.
- 7 See Section 131.0423(c).
- 8 See Section 131.0423(a).
- 9 See Section 131.0423(b).
- 10 Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres. Maintaining, raising, feeding, or keeping of swine is not permitted.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

§131.0423 Additional Use Regulations of Residential Zones

The following uses are permitted in the residential zones indicated in Table 131-04B, subject to the additional use regulations in this section.

- (a) Medical, dental, and health practitioner offices are permitted subject to the following:
 - (1) No overnight patients are permitted; and
 - (2) Not more than two practitioners, and not more than three employees of each practitioner, shall work on the *premises*.
- (b) Sales and commercial service uses, where identified in the RM zones, are permitted subject to the following:
 - (1) Identified retail and commercial services uses are permitted only as a mixed-use in *developments* with 25 or more residential dwelling units;
 - (2) Retail and commercial uses must be located on the ground *floor*; and
 - (3) Retail and commercial uses shall not occupy more than a total of 25 percent of the *gross floor area* of the ground *floor*.
- (c) Group living accommodations are permitted subject to the following:
 - (1) Group living accommodations shall not contain more than 5 *guest rooms*.
 - (2) No more than 2 renters per *guest room* are permitted.
 - (3) Meals may be provided for renters only.
 - (4) Renters of *guest rooms* must reside on the *premises* for at least 7 consecutive calendar days.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0430 Development Regulations of Residential Zones

- (a) Within the residential zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with

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any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).

- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the residential base zones whether or not a permit or other approval is required except where specifically identified.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§131.0431 Development Regulations Table of Residential Zones

The following development regulations apply in the residential zones as shown in the Table 131-04C, 131-04D, 131-04E, and 131-04F.

(a) RE Zones

Table 131-04C
Development Regulations of RE Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	Zones		
	1st & 2nd »	RE-		
	3rd »	1-	1-	1-
	4th »	1	2	3
Max permitted density (DU per lot)		1	1	1
Min lot area (ac)		10	5	1
Min lot dimensions				
Lot width (ft)		200	200	100
<i>street frontage</i> (ft) [See Section 131.0442(a)]		200	200	100
Lot width (corner) (ft)		200	200	100
Lot depth (ft)		200	200	150
Setback requirements				
Min Front <i>setback</i> (ft) [See Section 131.0443(a)(1) and (2)]		25	25	25
Min Side <i>setback</i> (ft) [See Section 131.0443(a)(3)]		20	20	20
Min <i>Street</i> side <i>setback</i> (ft) [See Section 131.0443(a)(3)]		20	20	20
Min Rear <i>setback</i> (ft) [See Section 131.0443(a)(4)]		25	25	25
Setback requirements for resubdivided corner lots [See Section 131.0443(i)]		applies	applies	applies
Max structure height (ft) [See Section 131.0444(a)]		30	30	30
Lot coverage for sloping lots [See Section 131.0445(a)]		applies	applies	applies
Max floor area ratio		0.10	0.20	0.35
Max paving/ hardscape [See Section 131.0447]		applies	applies	applies
Accessory uses and structures [See Section 131.0448 (a),(b)]		applies	applies	applies
Garage regulations [See Section 131.0449(a)]		applies	applies	applies
Building spacing [See Section 131.0450]		applies	applies	applies
Max third story dimensions		--	--	--
Architectural projections and encroachments		--	--	--

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Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	Zones		
	1st & 2nd »	RE-		
	3rd »	1-	1-	1-
	4th »	1	2	3
Supplemental requirements [See Section 131.0464(a)]		applies	applies	applies
Diagonal plan dimension		--	--	--

(b) RS Zones

Table 131-04D
Development Regulations of RS Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd »	RS-						
	3rd »	1-	1-	1-	1-	1-	1-	1-
	4th »	1	2	3	4	5	6	7
Max permitted <i>density</i> (DU per lot)		1	1	1	1	1	1	1
Min lot area (sf)		40,000	20,000	15,000	10,000	8,000	6,000	5,000
Min lot dimensions								
Lot width (ft)		100	80	75	65	60	60	50
Street frontage (ft) [See Section 131.0442(a)]		100	80	75	65	60	60	50
Lot width (corner) (ft)		110	85	80	70	65	65	55
Lot depth (ft)		100	100	100	100	100	95	95
Setback requirements								
Min Front <i>setback</i> (ft) [See Section 131.0443(a)(1)]		25 ⁽¹⁾	25 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	15 ⁽¹⁾	15 ⁽¹⁾
Min Side <i>setback</i> (ft)		10 ⁽²⁾	10 ⁽²⁾	6 ⁽²⁾	6 ⁽²⁾	6 ⁽²⁾	5 ⁽²⁾	4 ⁽²⁾
Min <i>Street</i> side <i>setback</i> (ft)		10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾	10 ⁽²⁾
Min Rear <i>setback</i> (ft)		25 ⁽³⁾	25 ⁽³⁾	20 ⁽³⁾	20 ⁽³⁾	20 ⁽³⁾	15 ⁽³⁾	13 ⁽³⁾
Setback requirements for resubdivided corner lots [See Section 131.0443(i)]		applies	applies	applies	applies	applies	applies	applies
Max structure height (ft)		24/30 ⁽⁴⁾	24/30 ⁽⁴⁾	24/30 ⁽⁴⁾	24/30 ⁽⁴⁾	24/30 ⁽⁴⁾	24/30 ⁽⁴⁾	24/30 ⁽⁴⁾
Lot coverage for sloping lots [See Section 131.0445(a)]		applies	applies	applies	applies	applies	applies	applies
Max floor area ratio		0.45	varies ⁽⁵⁾	varies ⁽⁵⁾	varies ⁽⁵⁾	varies ⁽⁵⁾	varies ⁽⁵⁾	varies ⁽⁵⁾
Max paving/ <i>hardscape</i> [See Section 131.0447]		applies	applies	applies	applies	applies	applies	applies
Accessory uses and structures [See Section 131.0448 (a),(b)]		applies	applies	applies	applies	applies	applies	applies

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Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd »	RS-						
	3rd »	1-	1-	1-	1-	1-	1-	1-
	4th »	1	2	3	4	5	6	7
Garage regulations [See Section 131.0449(a)]		applies	applies	applies	applies	applies	applies	applies
Building spacing [See Section 131.0450]		applies	applies	applies	applies	applies	applies	applies
Max third story dimensions [See Section 131.0460]		--	applies	applies	applies	applies	applies	applies
Architectural projections and encroachments [See Section 131.0461(a)]		applies	applies	applies	applies	applies	applies	applies
Supplemental requirements [See Section 131.0464(a)]		applies	applies	applies	applies	applies	applies	applies
Diagonal plan dimension [See Section 131.0465]		--	--	--	--	--	--	applies

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
	1st & 2nd »	RS-						
	3rd »	1-	1-	1-	1-	1-	1-	1-
	4th »	8	9	10	11	12	13	14
Max permitted density (DU per lot)		1	1	1	1	1	1	1
Min lot area (sf)		40,000	20,000	15,000	10,000	8,000	6,000	5,000
Min lot dimensions								
Lot width (ft)		100	80	75	65	60	60	50
street frontage (ft) [See Section 131.0442(a)]		100	80	75	65	60	60	50
Lot width (corner) (ft)		110	85	80	70	65	65	55
Lot depth (ft)		100	100	100	100	100	95	95
Setback requirements								
Min Front setback (ft) [See Section 131.0443(a)(1)]		25	25	25	20	15	15	15
Min Side setback (ft)		10	8	7	6	5	5	4
Min Street side setback (ft)		20	15	15	10	10	10	10
Min Rear setback (ft)		10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾	10 ⁽⁶⁾
Setback requirements for resubdivided corner lots [See Section 131.0443(i)]		applies	applies	applies	applies	applies	applies	applies
Max structure height (ft)		35	35	35	35	35	35	35
Lot coverage for sloping lots [See Section 131.0445(a)]		-	-	-	-	-	-	-
Max floor area ratio [See Section 131.0446(b)]		0.45	0.60	0.60	0.60	0.60	0.60	0.60
Max paving/ hardscape [See Section 131.0447]		applies	applies	applies	applies	applies	applies	applies
Accessory uses and structures [See Section 131.0448 (a),(b)]		applies	applies	applies	applies	applies	applies	applies
Garage regulations [See Section 131.0449(a)]		applies	applies	applies	applies	applies	applies	applies
Building spacing [See Section 131.0450]		applies	applies	applies	applies	applies	applies	applies
Max third story dimensions		-	-	-	-	-	-	-
Architectural projections and encroachments [See Section 131.0461(a)]		applies	applies	applies	applies	applies	applies	applies
Supplemental requirements [See Section 131.0464(a)]		applies	applies	applies	applies	applies	applies	applies
Diagonal plan dimension		-	-	-	-	-	-	-

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Footnotes for Table 131-04D

- 1 See Section 131.0443(a)(2).
- 2 See Section 131.0443(a)(3).
- 3 See Section 131.0443(a)(4).
- 4 See Section 131.0444(b).
- 5 See Section 131.0446(a).
- 6 See Section 131.0443(a)(5).

(c) RX Zones

Table 131-04E
Development Regulations of RX Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	Zones	
	1st & 2nd »	RX-	
	3rd »	1-	1-
	4th »	1	2
Maximum permitted density (DU per lot)		1	1
Min lot area (sf) [See Section 131.0441]		4,000	3,000
Min lot dimensions			
Lot width (ft)		35	35 ⁽¹⁾
street frontage (ft) [See Section 131.0442(b)]		35	35 ⁽¹⁾
Lot width (corner) (ft)		35	35 ⁽¹⁾
Lot depth (ft)		50	50
Setback requirements			
Min Front setback (ft) [See Section 131.0443(b)(1)]		15	15
Min Side setback (ft) [See Section 131.0443(b)(2)]			
Detached		3/0	3/0
Attached		0	0
Min Street Side Setback (ft) [See Section 131.0443(b)(2)]		3	3
Min Rear setback (ft) [See Section 131.0443(b)(3)]		10	10
Max structure height (ft) [See Section 131.0444(c)]		30	30
Max floor area ratio [See Section 131.0446(c)]		0.70	0.80
Accessory uses and structures [See Section 131.0448(a),(b)]		applies	applies
Garage regulations [See Section 131.0449(a)]		applies	applies
Building spacing [See Section 131.0450]		applies	applies
Architectural projections and encroachments [See Section 131.0461(a)]		applies	applies

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone designator	Zones	
	1st & 2nd »	RX-	
	3rd »	1-	1-
	4th »	1	2
Requirements for attached units [See Section 131.0462]		applies	applies
Roof design variation [See Section 131.0463]		applies	applies
Supplemental regulations [See Section 131.0464(b)]		applies	applies
Diagonal plan dimension [See Section 131.0465]		applies	applies

Footnote for Table 131-04E

¹ If a *lot* abuts an *alley*, see Section 131.0442(c).

(d) RT Zones

Table 131-04F
Development Regulations of RT Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones			
	1st & 2nd »	RT-			
	3rd »	1-	1-	1-	1-
	4th »	1	2	3	4
Maximum permitted density (DU per lot)		1	1	1	1
Min lot area (sf) [See Section 131.0441]		3,500	3,000	2,500	2,200
Min lot dimensions					
Lot width (ft)		25	25	25	25
street frontage (ft)		25	25	25	25
Lot width (corner) (ft)		25	25	25	25
Lot depth (ft)		100	100	90	80
Setback requirements					
Min Front setback (ft) [See Section 131.0443(c)(1)]		5	5	5	5
Max Front Setback (ft) [See Section 131.0443(c)(1)]		15	15	15	15
Side setback (ft) [See Section 131.0443(c)(2)]		0	0	0	0

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Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones			
	1st & 2nd »	RT-			
		1-	1-	1-	1-
		1	2	3	4
Min <i>Street</i> side <i>setback</i> (ft)		5	5	5	5
Min Rear <i>setback</i> (ft)		3	3	3	3
Max <i>structure height</i> [See 131.0444(d)]					
1 and 2 <i>story</i> buildings (ft)					
<i>slab floor</i>		21	21	21	21
<i>raised floor</i>		25	25	25	25
3 <i>story</i> buildings (ft)					
<i>slab floor</i>		31	31	31	31
<i>raised floor</i>		35	35	35	35
Max <i>lot coverage</i> (%) [See Section 131.0445(b)]		60	65	70	75
Max <i>floor area ratio</i> [See 131.0446(d)]					
1 and 2 <i>story</i> buildings		0.85	0.95	1.00	1.10
3 <i>story</i> buildings		1.20	1.30	1.40	1.50
<i>Accessory uses and structures</i> [See Section 131.0448(a)]		applies	applies	applies	applies
Garage regulations [See Section 131.0449(b)]		applies	applies	applies	applies
Min <i>development</i> [See Section 131.0451]		applies	applies	applies	applies
<i>Parkway requirement</i> [See Section 131.0452]		applies	applies	applies	applies
<i>Architectural projections and encroachments</i> [See Section 131.0461(b)]		applies	applies	applies	applies
Supplemental requirements [See Section 131.0464(c)]		applies	applies	applies	applies

(e) RM Zones

Table 131-04G
Development Regulations of RM Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd »	RM-					
	3rd »	1-	1-	1-	2-	2-	2-
	4th »	1	2	3	4	5	6
Maximum permitted density ^{(1),(2)} (sf per DU)		3,000	2,500	2,000	1,750	1,500	1,250
Min lot area (sf)		6,000	6,000	6,000	6,000	6,000	6,000
Min lot dimensions							
Lot width (ft)		50	50	50	50	50	50
Street frontage (ft) [See Section 131.0442(a)]		50	50	50	50	50	50
Lot width (corner) (ft)		55	55	55	55	55	55
Lot depth (ft)		90	90	90	90	90	90
Setback requirements							
Min Front setback (ft) Std Front Setback (ft)		15 ⁽³⁾ 20 ⁽³⁾	15 ⁽³⁾ 20 ⁽³⁾	15 ⁽³⁾ 20 ⁽³⁾	15 ⁽⁷⁾ 20 ⁽⁷⁾	15 ⁽⁷⁾ 20 ⁽⁷⁾	15 ⁽⁷⁾ 20 ⁽⁷⁾
Min Side setback (ft) Std Side Setback (ft)		5 ⁽⁴⁾ 8 ⁽⁴⁾	5 ⁽⁴⁾ 8 ⁽⁴⁾	5 ⁽⁴⁾ 8 ⁽⁴⁾	5 ⁽⁸⁾ -	5 ⁽⁸⁾ -	5 ⁽⁸⁾ -
Min Street side setback(ft)		10 ⁽⁵⁾	10 ⁽⁵⁾	10 ⁽⁵⁾	10 ⁽⁹⁾	10 ⁽⁹⁾	10 ⁽⁹⁾
Min Rear setback (ft)		15 ⁽⁶⁾	15 ⁽⁶⁾	15 ⁽⁶⁾	15 ⁽¹⁰⁾	15 ⁽¹⁰⁾	15 ⁽¹⁰⁾
Setback requirements for resubdivided corner lots [See Section 131.0443(i)]		applies	applies	applies	applies	applies	applies
Max structure height (ft)		30 ⁽¹⁷⁾	30 ⁽¹⁷⁾	30 ⁽¹⁷⁾	40 ⁽¹⁸⁾	40 ⁽¹⁸⁾	40 ⁽¹⁸⁾
Max lot coverage		-	-	-	-	-	-
Max floor area ratio		0.75	0.90 ⁽¹⁹⁾	1.05 ⁽¹⁹⁾	1.20 ^(19,29)	1.35 ⁽¹⁹⁾	1.50 ⁽¹⁹⁾
Accessory uses and structures [See Section 131.0448(a)]		applies	applies	applies	applies	applies	applies
Lot consolidation regulations [See Section 131.0453(a)]		applies	applies	-	-	-	-
Storage requirements [See Section 131.0454]		applies	applies	applies	applies	applies	applies
Private exterior open space		applies ⁽²²⁾	applies ⁽²²⁾	applies ⁽²²⁾	applies ⁽²³⁾	applies ⁽²³⁾	applies ⁽²³⁾

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Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd »	RM-					
	3rd »	1-	1-	1-	2-	2-	2-
	4th »	1	2	3	4	5	6
Common open space [See Section 131.0456]		applies	applies	applies	applies	applies	applies
Architectural projections and encroachments		Permitted ⁽¹⁵⁾	Permitted ⁽¹⁵⁾	Permitted ⁽¹⁵⁾	Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾
Supplemental requirements		applies ⁽²⁶⁾	applies ⁽²⁶⁾	applies ⁽²⁶⁾	applies ⁽²⁷⁾	applies ⁽²⁷⁾	applies ⁽²⁷⁾

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Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones					
	1st & 2nd »	RM					
	3rd »	3-	3-	3-	4-	4-	5
	4th »	7	8	9	10	11	12
Maximum permitted density ^{(1),(2)} (sf per DU)		1,000	800	600	400	200	1,000 ⁽³⁶⁾
Min lot area (sf)		7,000	7,000	7,000	7,000	7,000	10,000
Min lot dimensions							
Lot width (ft)		70	70	70	100	100	100
Street frontage (ft) [See Section 131.0442(a)]		70	70	70	100	100	100
Lot width (corner) (ft)		75	75	75	100	100	100
Lot depth (ft)		100	100	100	100	100	100
Setback requirements							
Min Front setback (ft)		10 ⁽¹¹⁾	10 ⁽¹¹⁾	10 ⁽¹¹⁾	varies ⁽¹⁴⁾	varies ⁽¹⁴⁾	15 ⁽³⁰⁾
Std Front Setback (ft)		20 ⁽¹¹⁾	20 ⁽¹¹⁾	20 ⁽¹¹⁾			
Min Side setback (ft)		5 ⁽¹²⁾	5 ⁽¹²⁾	5 ⁽¹²⁾	varies ⁽¹⁴⁾	varies ⁽¹⁴⁾	4 ⁽³¹⁾
Std Side Setback (ft)		-	-	-	-	-	-
Min Street side setback(ft)		10 ⁽¹³⁾	10 ⁽¹³⁾	10 ⁽¹³⁾	varies ⁽¹⁴⁾	varies ⁽¹⁴⁾	10 ⁽³²⁾
Min Rear setback (ft)		5	5	5	varies ⁽¹⁴⁾	varies ⁽¹⁴⁾	15 ⁽³³⁾
Setback requirements for resubdivided corner lots [See Section 131.0443(i)]		applies	applies	applies	applies	applies	-
Max structure height (ft)		40	50	60	-	-	-
Max lot coverage		-	-	-	applies ⁽²¹⁾	applies ⁽²¹⁾	applies ⁽³⁴⁾
Max floor area ratio		1.80 ⁽²⁰⁾	2.25 ⁽²⁰⁾	2.70 ⁽²⁰⁾	3.60 ⁽²⁰⁾	7.20 ⁽²⁰⁾	1.80 ^{(20),(35)}
Accessory uses and structures [See Section 131.0448(a)]		applies	applies	applies	applies	applies	applies
Lot consolidation regulations		-	-	-	-	-	-
Storage requirements [See Section 131.0454]		applies	applies	applies	applies	applies	applies
Private exterior open space		applies ⁽²⁴⁾	applies ⁽²⁴⁾	applies ⁽²⁴⁾	applies ⁽²⁵⁾	applies ⁽²⁵⁾	applies ⁽²⁵⁾
Common open space [See Section 131.0456]		applies	applies	applies	applies	applies	applies
Architectural Projections and encroachments		Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾	Permitted ⁽¹⁶⁾
Supplemental requirements		applies ⁽²⁸⁾	applies ⁽²⁸⁾	applies ⁽²⁸⁾	-	-	-

Footnotes for Table 131-04G

- 1 One dwelling unit per specified square foot of lot area as determined in accordance with Section 113.0222.
- 2 An exception to the maximum permitted *density* may be permitted in accordance with Chapter 14, Article 3, Division 7 (Affordable Housing Density Bonus).

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- 3 See Section 131.0443(d)(1).
- 4 See Section 131.0443(d)(2).
- 5 See Section 131.0443(d)(3).
- 6 See Section 131.0443(d)(4).
- 7 See Section 131.0443(e)(1).
- 8 See Section 131.0443(e)(2).
- 9 See Section 131.0443(e)(3).
- 10 See Section 131.0443(e)(4).
- 11 See Section 131.0443(f)(1).
- 12 See Section 131.0443(f)(2).
- 13 See Section 131.0443(f)(3).
- 14 See Section 131.0443(g).
- 15 See Section 131.0461(a).
- 16 See Section 131.0461(c).
- 17 See Section 131.0444(e).
- 18 See Section 131.0444(f).
- 19 See Section 131.0446(e).
- 20 See Section 131.0446(f).
- 21 See Section 131.0445(c).
- 22 See Section 131.0455(a).
- 23 See Section 131.0455(b).
- 24 See Section 131.0455(c).
- 25 See Section 131.0455(d).
- 26 See Section 131.0464(d).
- 27 See Section 131.0464(e).
- 28 See Section 131.0464(f).
- 29 With the Peninsula and Ocean Beach community plan areas, the maximum *floor area ratio* is 0.70.
- 30 See Section 131.0443(h)(1).
- 31 See Section 131.0443(h)(2).
- 32 See Section 131.0443(h)(3).
- 33 See Section 131.0443(h)(4).
- 34 See Section 131.0445(d).
- 35 See Section 131.0446(g).
- 36 Within the La Jolla, Pacific Beach, and Torrey Pines community plan areas, the maximum permitted *density* is one dwelling unit or two *guest rooms* for each 1,500 square feet of lot area.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)

§131.0441 Minimum Lot Area in Residential Zones

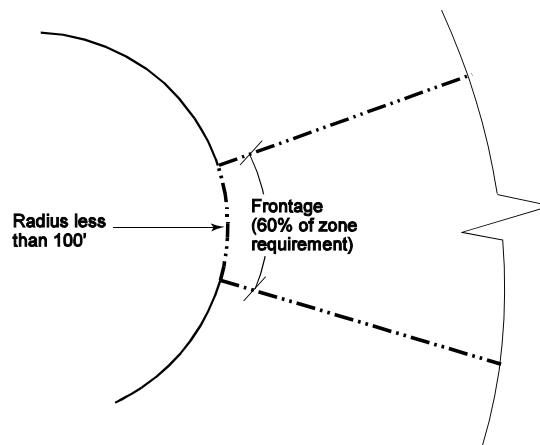
In the RX and RT zones, *lots* served by *alley* access may use a portion of the *alley* to meet the minimum lot area requirement. Up to one-half the width of the abutting *alley*, not to exceed 10 feet, may be applied toward the total lot area provided the *alley* area does not exceed 10 percent of the minimum lot area requirement.

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*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§131.0442 Minimum Lot Dimensions in Residential Zones****(a) Exception to Minimum *Street Frontage* in the RE, RS, and RM Zones**

The minimum *street frontage* for any *lot* in the RE, RS, and RM zones that fronts principally on a turnaround or curving *street* with a centerline radius of less than 100 feet, is 60 percent of the *street frontage* specified for the zone in which the *lot* is located as shown in Diagram 131-04A.

Diagram 131-04A
Lot Frontage on Curving Street

**(b) Exception to Minimum *Street Frontage* in the RX Zones**

The minimum *street frontage* is 28.5 feet for any *lot* in the RX zones that fronts principally on a turnaround or curving *street* with a centerline radius of less than 100 feet.

(c) Minimum Lot Dimensions in the RX-1-2 Zone

Where a *lot* in the RX-1-2 zone abuts an *alley* and access is taken from the *alley*, the indicated minimum lot dimensions are as follows:

Lot Width 25 feet

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Street Frontage 25 feet

Lot Width (corner) 25 feet

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§131.0443 Setback Requirements in Residential Zones**(a) *Setbacks* in RE and RS Zones(1) Front *Setbacks* in RE and RS Zones

For that portion of a *lot* that fronts a cul-de-sac, the minimum front *setback* may be reduced 5 feet below the requirement specified in Tables 131-04C and 131-04D; however, in no case shall the *setback* be less than 5 feet.

(2) Front *Setbacks* in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

For *lots* where at least one-half of the front 50 feet of the lot depth has a minimum slope gradient of 25 percent, the *setback* closest to the *street frontage* may be reduced to a minimum of 6 feet.

(3) Side and *Street Side Setbacks* in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

(A) For *lots* exceeding 50 feet in width, each side *setback* shall be at least the dimension shown in Tables 131-04C and 131-04D or 10 percent of the width of the *lot*, whichever is greater, except one side *setback* may observe the minimum dimension shown in Tables 131-04C and 131-04D as long as the combined dimensions of both side *setbacks* equals at least 20 percent of the lot width.

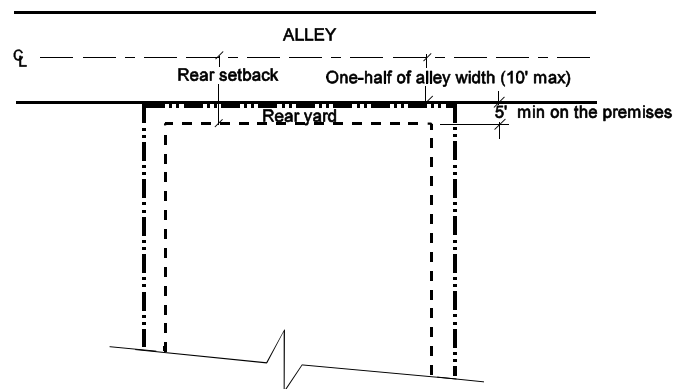
(B) The *street* side *setback* is at least the dimension shown in Tables 131-04C and 131-04D or 10 percent of the lot width, whichever is greater.

(C) For *lots* with 40 to 50 feet in width, each side *setback* is a minimum of 4 feet.

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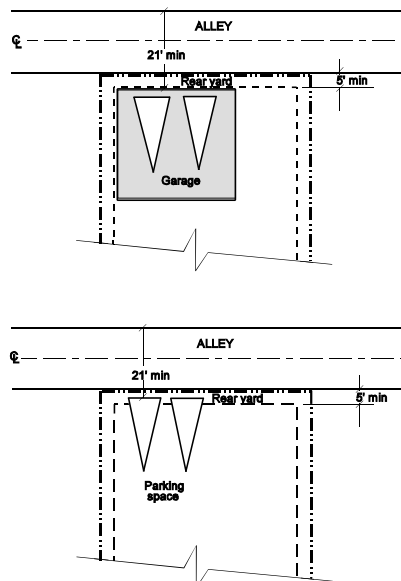
- (D) For *lots* with less than 40 feet in width, each side *setback* may be reduced to 10 percent of the lot width but shall not be reduced to less than 3 feet.
 - (E) For irregularly shaped *lots*, such as pie shaped *lots*, the *setbacks* is based on the average lot width for the first 50 feet of lot depth.
 - (F) For consolidated *lots*, the width for determining *setback* requirements is the width of the *premises* after the consolidation.
- (4) Rear *Setback* in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones
- (A) The required rear *setback* is at least the dimension shown in Table 131-04D, except as follows:
 - (i) For *lots* with less than 100 feet in depth, the rear *setback* is at least 10 percent of the lot depth, but not less than 5 feet; and
 - (ii) For *lots* with greater than 150 feet in depth, the rear *setback* is at least 10 percent of the lot depth or the dimension shown in Tables 131-04C and 131-04D, whichever is greater.
 - (B) Where a rear *yard* abuts an *alley*, one-half of the *alley* width, but not more than 10 feet, may be counted toward the required rear *setback*. In no case shall a rear *setback* using this provision be less than 5 feet on the *premises*. See Diagram 131-04B.

Diagram 131-04B
Rear Yard Abutting Alley



- (C) Where access for parking is taken from the *alley* and the parking spaces are not parallel to the *alley*, a minimum distance of 21 feet shall be provided between the edge of the *alley* *public right-of-way* opposite the *lot* and the outside edge of the parking garage or parking stall closest to the *alley*. See Diagram 131-04C.

Diagram 131-04C
Parking Adjacent to Alley



- (5) Rear *Setback* in the RS-1-8, RS-1-9, RS-1-10, RS-1-11, RS-1-12, RS-1-13, and RS-1-14 Zones

For *lots* that are served by *alley* access, the rear *setback* may be reduced to 4 feet.

- (b) *Setbacks* in RX Zones

- (1) Front *Setback* in RX Zones

RX zone *developments* exceeding a total of four dwelling units are required to provide variable front *setbacks* as follows:

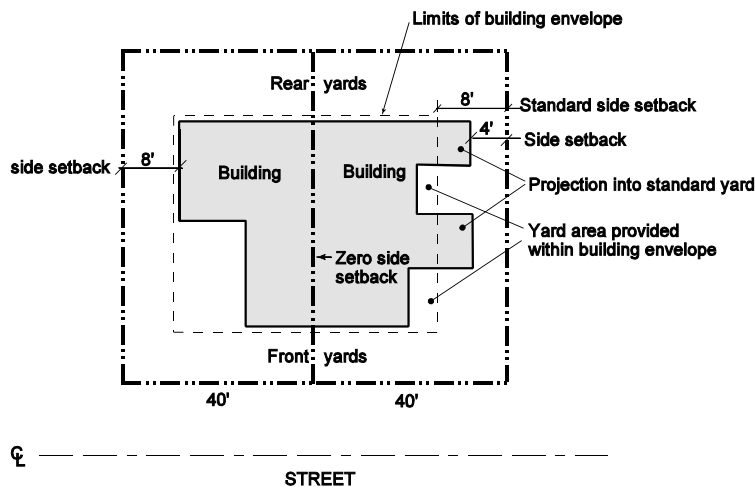
- (A) Front *setbacks* of 15 feet are required for at least 25 percent of the total dwelling units, 10-foot front *setbacks* are required for at least 25 percent of the total dwelling units, and 20-foot front *setbacks* are required for at least 25 percent of the total dwelling units;
- (B) No more than 40 percent of the total number of dwelling units are permitted to have front *setbacks* in any one category (i.e. 10 feet, 13 feet, or 16 feet) described in 131.0443(e)(2)(A); and
- (C) Variable front *setbacks* described in this section shall be established by easement at the time of *tentative map* approval. The easements shall be established at the time of zone application if *lots* are existing and no map is proposed. If a Planned Development Permit is processed, the variable *setbacks* may be established with the permit in lieu of creating easements.

- (2) Side and *Street Side Setbacks* in RX Zones

- (A) For detached dwellings, the following shall apply:
- (i) Minimum side and *street side setbacks* are at least 3 feet or 10 percent of the lot width, whichever is greater, but is not required to be more than 5 feet;

- (ii) No side *setback* is required for one side only provided the side with no *setback* is adjacent to other property within an RX zone; and
 - (iii) A separation of at least 10 feet between buildings must be observed on at least one side of each building.
- (B) For attached dwellings, the following shall apply:
- (i) No side *setback* shall be observed on one side, excluding street side yard;
 - (ii) The opposite side *setback* is 6 feet or 20 percent of the lot width, whichever is greater, but is not required to be more than 10 feet. This side *setback* may be 4 feet if a vertical offset in the structure's side wall is provided so that a *yard* area within the *building envelope* is provided that is equal to or exceeds the area projecting into the required *yard*. See Diagram 131-04D.

Diagram 131-04D
Side Yard Offset in the RX Zones



- (iii) Each separate dwelling unit shall have its own side *yard* wall construction that may abut another *dwelling unit* at the common property line. Common wall

construction between two *dwelling units* is not permitted.

(3) Rear *Setback* in RX Zones

Rear *setbacks* shall be at least 10 feet or, if *alley* access exists, at least 4 feet.

(c) *Setbacks* in RT Zones

(1) Front *Setback* in RT Zones

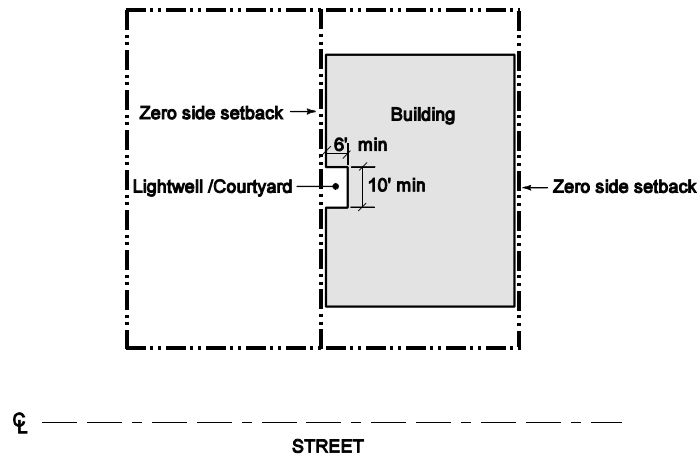
(A) The minimum front *setback* is 10 percent of the depth of the *lot*, and in no case shall be less than 5 feet or more than 15 feet. At least some portion of the *building facade* shall be located within 1 foot of the *setback line*.

(B) 50 percent of the front *building facade* may encroach into the required front *yard* in accordance with Section 131.0461(b) provided that all supplemental requirements are met as set forth in Section 131.0464(c).

(2) Side *Setbacks* in RT Zones

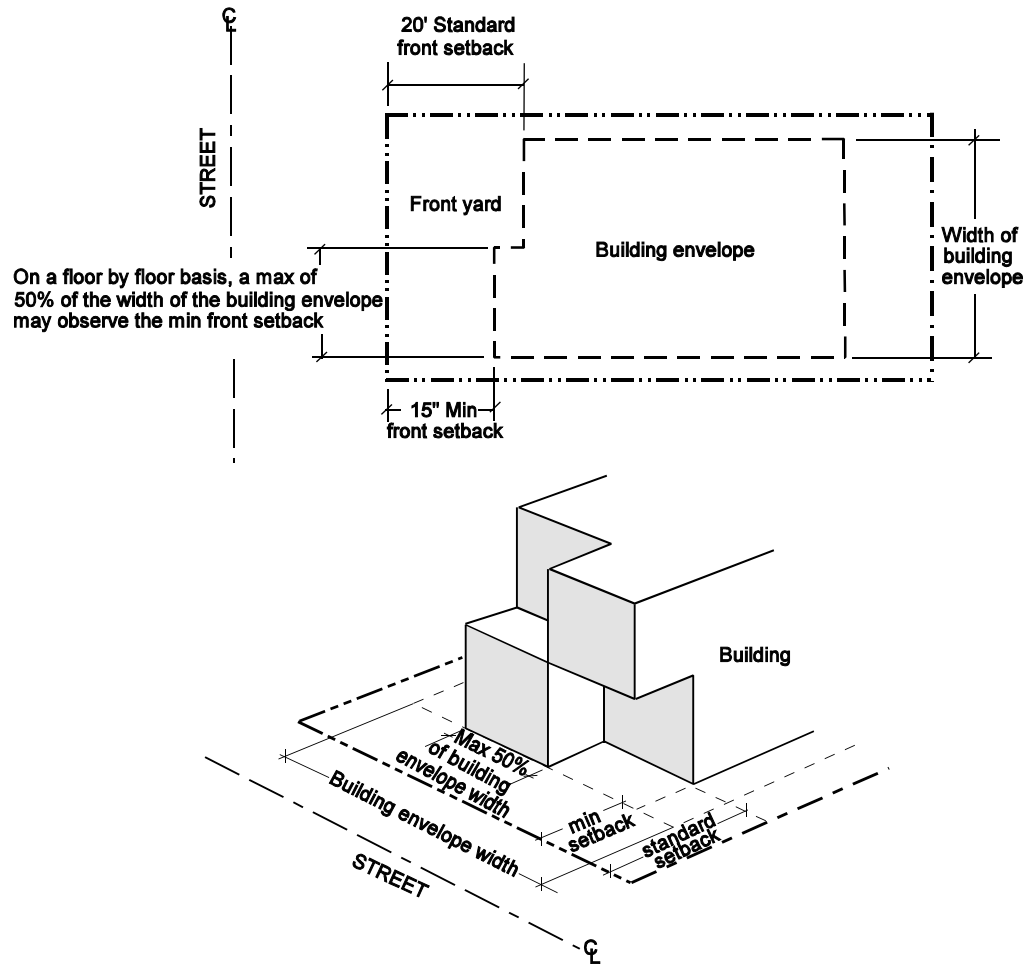
(A) Side *yards* are not permitted except for lightwells and *court yards*, as shown in Diagram 131-04E, which shall be a minimum of 6 feet by 10 feet.

Diagram 131-04E
Lightwells and Courtyards in the RT Zones



- (B) Each separate dwelling unit shall have its own side yard wall construction that may abut another *dwelling unit* at the common property line. Common wall construction between two *dwelling units* is not permitted.
- (C) A minimum side *setback* of 3 feet is required adjacent to any *lot* that is not within an RT zone.
- (d) *Setbacks* in RM-1-1, RM-1-2, RM-1-3 Zones
 - (1) Front *Setback* in RM-1-1, RM-1-2, RM-1-3 Zones
 - (A) Up to 50 percent of the width of the *building envelope* may observe the minimum 15-foot front *setback*, provided the remaining percentage of the *building envelope* width observes the standard 20-foot *setback*. This may occur on a *floor-by-floor* basis. See Diagram 131-04F.

Diagram 131-04F
Standard/Minimum Front Setback

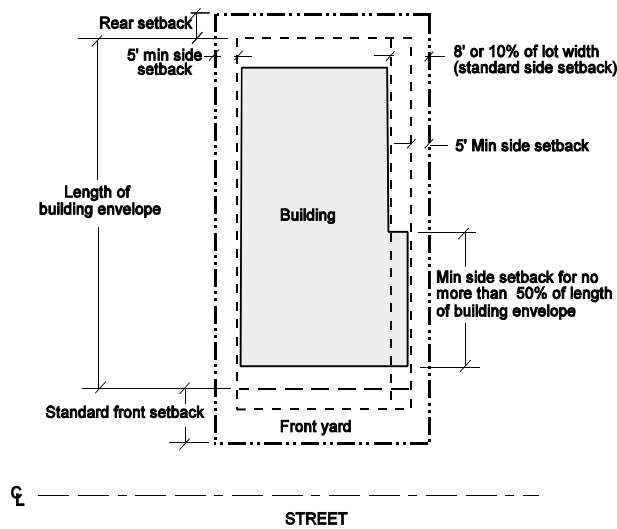


- (B) For any portion of a *lot* that fronts on a curving *street* with a centerline radius of less than 100 feet, the standard *setback* is 10 feet, and the minimum *setback* is 5 feet.
- (2) Side *Setbacks* in RM-1-1, RM-1-2, RM-1-3 Zones
 - (A) Up to 50 percent of the length of the *building envelope* on one side of the *premises* may observe the minimum 5-foot side *setback*, provided the remaining percentage of the *building*

envelope length observes at least the standard side *setback* of 8 feet or 10 percent of the lot width, whichever is greater.

One hundred percent of the length of the *building envelope* on the opposite side may observe the minimum side *setback* of 5 feet. See Diagram 131-04G.

Diagram 131-04G
Standard/Minimum Side Setback



- (B) Exception: The minimum and standard side *setbacks* are at least 4 feet for a *premises* that is less than 50 feet but more than 25 feet wide. The minimum and standard side *setbacks* are at least 3 feet for a *premises* that is 25 feet wide or less.
- (C) Where there is an existing *development* on the *premises* with the side *setback* less than the current requirement and the building is to be maintained, new *development* may observe the existing side *setback* for 50 percent of the length of the *building envelope* on a *floor-by-floor* basis.

(3) *Street Side Setback* in RM-1-1, RM-1-2, RM-1-3 Zones

The minimum *street side setback* is at least 10 feet or 10 percent of the *premises* width, whichever is greater.

(4) *Rear Setback* in RM-1-1, RM-1-2, RM-1-3 Zones

Where a rear *yard* abuts an *alley*, one-half of the *alley* width, but not more than 10 feet, may be counted toward the required rear *yard*. In no case shall a rear *setback* using this provision be less than 5 feet.

(e) *Setbacks* in RM-2-4, RM-2-5, RM-2-6 Zones

(1) *Front Setback* in RM-2-4, RM-2-5, RM-2-6 Zones

(A) Up to 50 percent of the width of the *building envelope* may observe the minimum 15-foot front *setback*, provided the remaining percentage of the *building envelope* width observes the standard 20-foot *setback*. This may occur on a *floor-by-floor* basis.

(B) For any portion of a *lot* that fronts on a curving *street* with a centerline radius of less than 100 feet, the standard front *setback* is 10 feet and the minimum *setback* is 5 feet.

(2) *Side Setbacks* in RM-2-4, RM-2-5, RM-2-6 Zones

(A) The minimum side *setback* is 5 feet or 10 percent of the *premises* width, whichever is greater.

(B) Exception: The minimum side *setback* is 4 feet for a *premises* that is 40 to 50 feet in width.

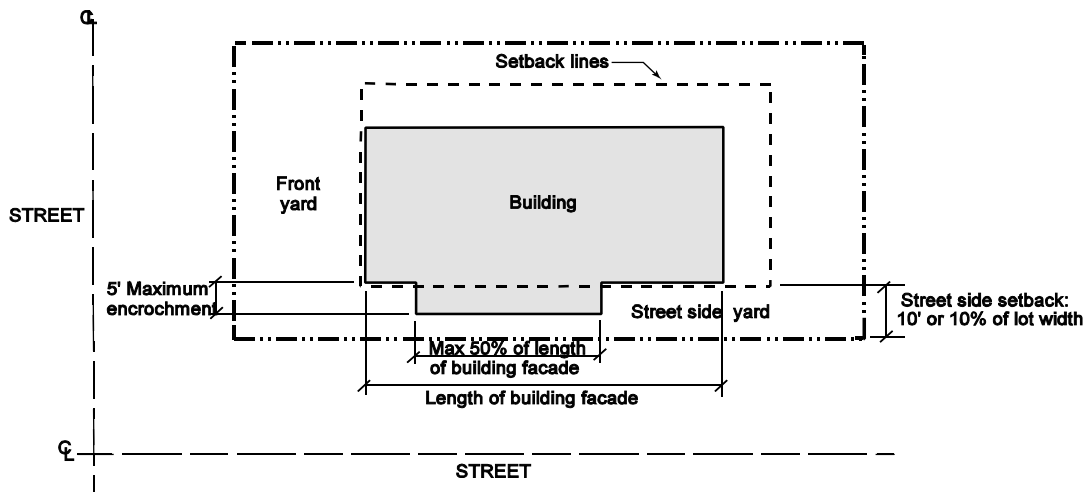
(C) For *lots* with less than 40 feet in width, each side *setback* may be reduced to 10 percent of the *lot* width but shall not be reduced to less than 3 feet.

(3) *Street Side Setback* in RM-2-4, RM-2-5, RM-2-6 Zones

(A) The minimum *street side setback* is 10 feet or 10 percent of the *premises* width, whichever is greater.

- (B) *Street Side Yard Encroachment Option*. Up to 50 percent of the *building facade* may encroach up to 5 feet into the required street side yard. The *encroachment* may occur on a *floor-by-floor* basis. See Diagram 131-04H.

Diagram 131-04H
Street Side Yard Encroachment Option



- (4) *Rear Setback* in RM-2-4, RM-2-5, RM-2-6 Zones

Where a rear *yard* abuts an *alley*, one-half of the *alley* width, but not more than 10 feet, may be counted toward the required rear *yard*. In no case shall a rear *setback* using this provision be less than 5 feet.

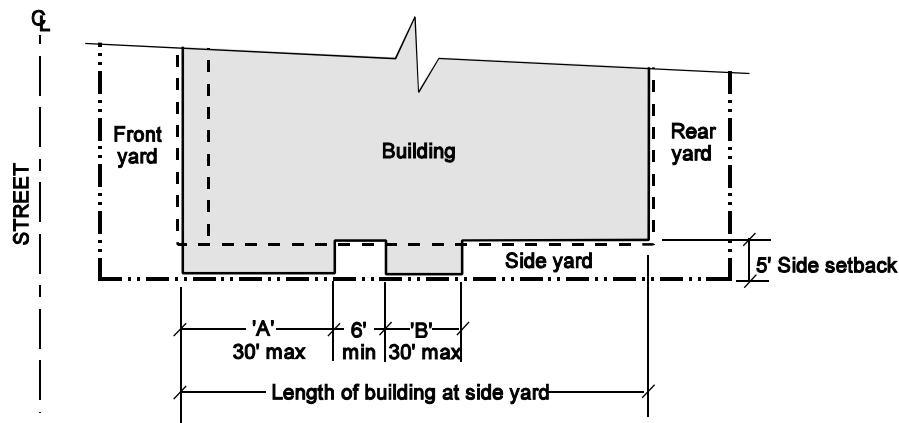
- (f) *Setbacks* in RM-3-7, RM-3-8, RM-3-9 Zones

- (1) *Front Setback* in RM-3-7, RM-3-8, RM-3-9 Zones

- (A) Up to 50 percent of the width of the *building envelope* may observe the minimum 10-foot front *setback*, provided the remaining percentage of the *building envelope* width observes the standard 20-foot *setback*. This may occur on a *floor-by-floor* basis.
- (B) For any portion of a *lot* that fronts on a curving *street* with a centerline radius of less than 100 feet, the standard front *setback* is 10 feet and the minimum *setback* is 5 feet.

- (2) *Side Setbacks* in RM-3-7, RM-3-8, RM-3-9 Zones
- (A) The minimum *side setback* is 5 feet or 10 percent of the *premises* width, whichever is greater.
- (B) Up to 50 percent of the length of the building adjacent to the *side yard* may abut the *side property line*, provided that no encroaching element shall exceed 30 feet in length, that encroaching elements are separated by at least 6 feet, and that each dwelling unit has access to either the front or rear of the *lot*. See Diagram 131-04I.

Diagram 131-04I
Zero Side Setback Option

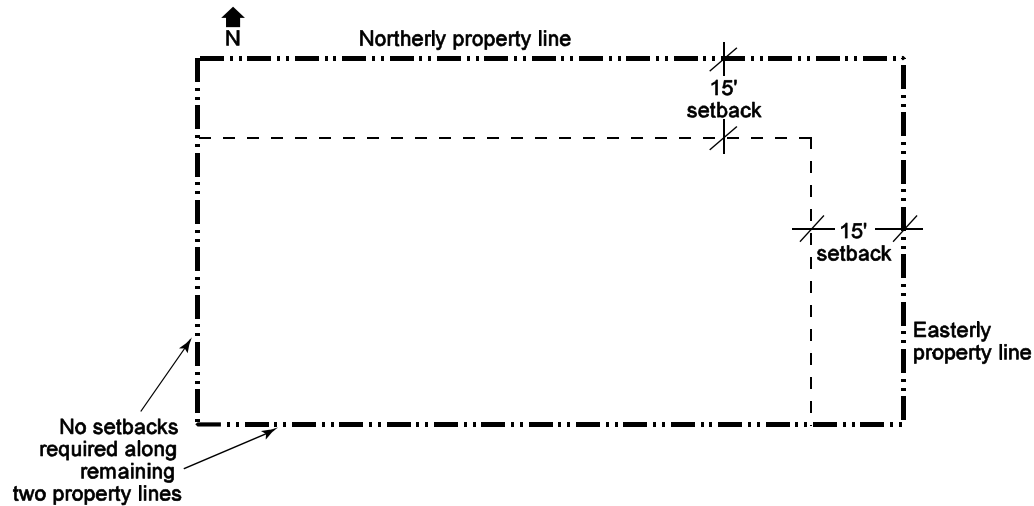


NOTE: The total length of 'A' plus 'B' shall not exceed 50% of the length of the building at side yard.

- (3) *Street Side Setback* in RM-3-7, RM-3-8, RM-3-9 Zones
- (A) The minimum *street side setback* is 10 feet or 10 percent of the *premises* width, whichever is greater.
- (B) Up to 50 percent of the *building facade* may encroach up to 5 feet into the required street side yard.
- (g) *Setbacks* in RM-4-10, RM-4-11 Zones

- (1) Two contiguous *yards* must observe *setbacks* of at least 15 feet on the northerly and easterly elevations, as shown in Diagram 131-04J.

Diagram 131-04J
Contiguous Yard Requirement



- (2) The side *yard* and rear *yard* shall equal the requirements of the adjacent residential zone if that zone is more restrictive.
- (h) *Setback Requirements in the RM-5-12 Zone*
- (1) *Front Setback in the RM-5-12 Zone*

The minimum front *setback* is 10 feet for any portion of a *lot* that fronts on a turnaround or on a curving *street* with a centerline radius of less than 100 feet.
 - (2) *Side Setback in the RM-5-12 Zone*

The minimum side *setback* specified in Table 131-04G shall be increased 3 feet for each 12 feet of *structure height* over 24 feet.
 - (3) *Street Side Setback in the RM-5-12 Zone*

The minimum *street* side *setback* is as indicated in Table 131-04G, except as follows:

- (A) 9 feet for any *lot* that is at least 45 but less than 50 feet wide;
- (B) 8 feet for any *lot* that is at least 40 but less than 45 feet wide;
- (C) 7 feet for any *lot* that is at least 35 but less than 40 feet wide;
- (D) 6 feet for any *lot* that is at least 30 but less than 35 feet wide;
and
- (E) 5 feet for any *lot* that is less than 30 feet wide.

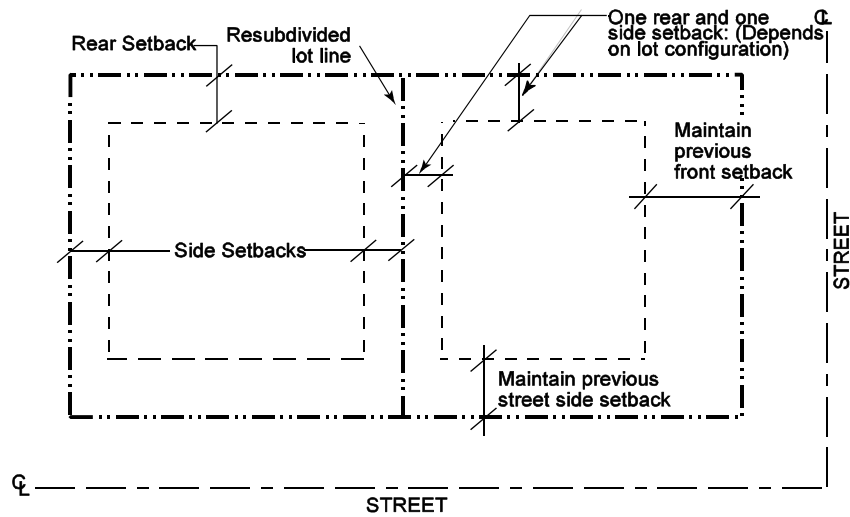
(4) Rear *Setback* in the RM-5-12 Zone

The rear *setback* specified in Table 131-04G shall be increased 3 feet for each 12 feet of *structure height* over 24 feet.

(i) *Setbacks* for Resubdivided Corner *Lots* in the RE, RS, and RM Zones

Corner *lots* that have been resubdivided shall maintain the front *setback* and *street side setback* in compliance with the requirements placed on the original *lot* configuration, as shown in Diagram 131-04K. The rear *yards* of the resubdivided *lots* shall be adjacent to the *property line* located opposite the front *property line* of the resubdivided *lots*.

Diagram 131-04K
Setbacks for Resubdivided Corner Lots



(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

§131.0444 Maximum Structure Height in Residential Zones

- (a) In the RE zones, a *structure* may exceed the 30-foot height limit to a maximum of 35 feet if the front, side, and rear *setbacks* are each increased by 10 feet, except where *structure height* is limited by the regulations in Chapter 13, Article 2 (Overlay Zones).
- (b) In the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, and RS-1-7 zones, *structure height* shall not exceed the height of the *building envelope*. Abutting the required front, side, and street side yards, the height of the *building envelope* above 24 feet is established by the angled *building envelope* planes shown in Table 131-04H up to the maximum permitted 30-foot *structure height*, as shown in Diagram 131-04L. If the maximum *structure height* does not exceed 27 feet, the angle above 24 feet is required only at the *side yards*.

Table 131-04H
Required Angle Building Envelope Plane

Lot Width	Angle of Plane
Less than 75 feet	45 degrees

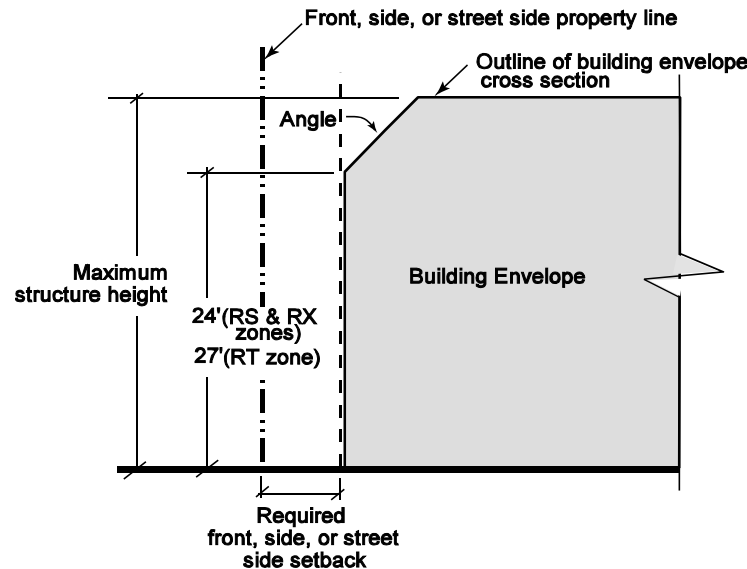
75 feet to 150 feet	30 degrees
Greater than 150 feet	0 degrees

The angled planes are measured from the vertical axis inward.

Chimneys may project into the space above the angled *building envelope* planes to a maximum *structure height* of 30 feet.

Diagram 131-04L

Angled Building Envelope Planes in RS, RX, and RT Zones



- (c) In the RX zones, the *structure height* shall not exceed the height of the *building envelope*. Abutting the required front, side, and street side yards, the height of the *building envelope* above 24 feet is established by a 45-degree angled *building envelope* plane up to the maximum permitted 30-foot *structure height*. If the maximum *structure height* does not exceed 27 feet in height, the 45-degree angled *building envelope* plane is required only along the side yards. The angled *building envelope* planes shall be measured in accordance with Diagram 131-04L. Chimneys may project into the space above the angled *building envelope* planes to the maximum *structure height* of 30 feet.
- (d) In the RT zone, for buildings with a slab foundation, the maximum permitted *structure height* is 21 feet for one- and two-story *structures* or 31 feet for three-story *structures*. For buildings with a conventional raised *floor*, the maximum permitted *structure height* is 25 feet for one- and two-story

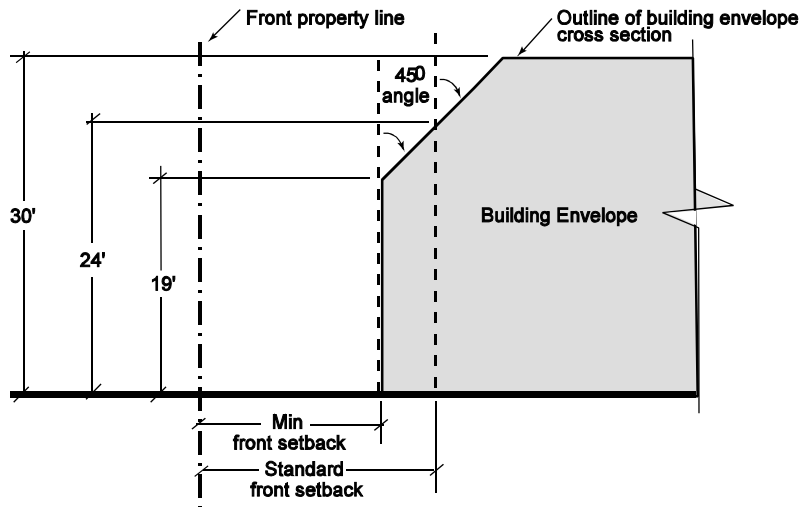
structures or 35 feet for three-story *structures*. For buildings with sloped roofs with at least a 3:12 pitch (3 vertical feet to 12 horizontal feet), the maximum permitted *structure height* is increased by 5 feet. In all cases, unless otherwise excepted, the height of the *building envelope* above 27 feet adjacent to the front *setback line* is established by a 30-degree angled *building envelope* plane slanting inward to the maximum permitted *structure height*. The angled *building envelope* planes shall be measured in accordance with Diagram 131-04L.

(e) *Structure Height Requirements in RM-1-1, RM-1-2, RM-1-3 Zones*

(1) *Structure height* shall not exceed the height of the *building envelope*, established as follows:

(A) At the front *setback line*, the height of the *building envelope* above 19 feet at the minimum *setback* and 24 feet at the standard *setback*, is established by a 45-degree angled *building envelope* plane sloping inward to the maximum permitted 30-foot *structure height* limit, as shown in Diagram 131-04M.

Diagram 131-04M
Angled Building Envelope at Front Setback

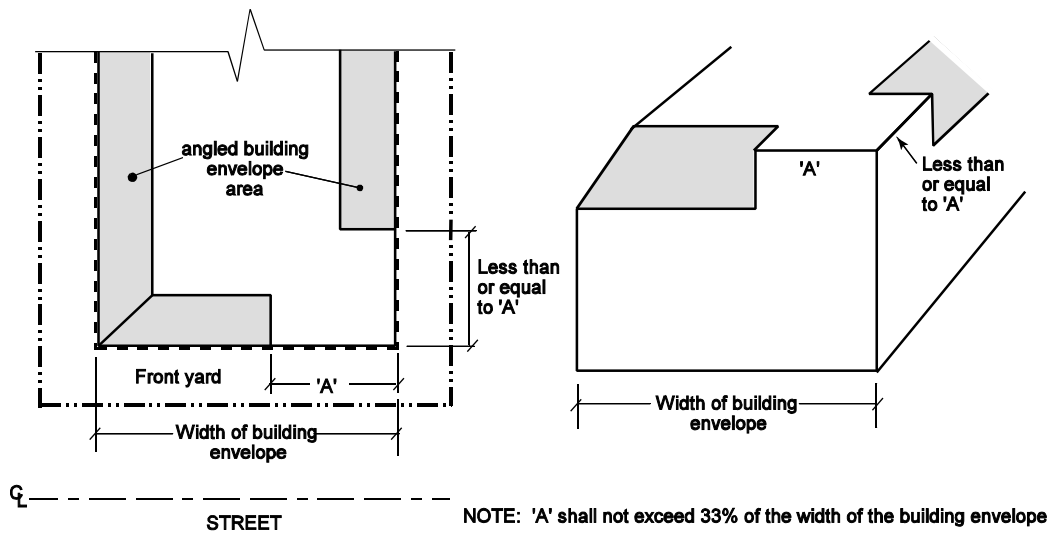


Exception: The *building envelope* may have a projection outside the angled *building envelope* area for up to 33 percent of the width of the *building envelope* facing the front yard.

The maximum depth of the projection shall be equal to or less than its width. See Diagram 131-04N.

Chimneys may project into the space above the angled *building envelope* planes to a maximum height of 30 feet.

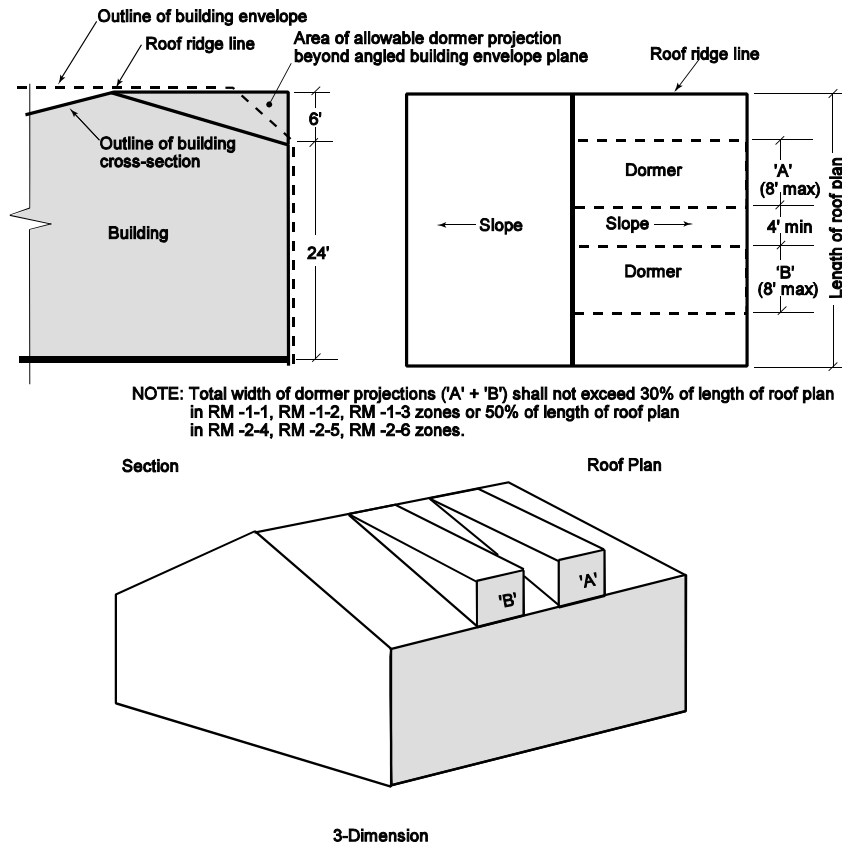
Diagram 131-04N
Exception for Angled Building Envelope Area



- (B) At the side *setback line*, the height of the *building envelope* above 24 feet in height is established by a 45-degree *building envelope* plane sloping inward to the maximum permitted 30-foot *structure height*.
- (2) *Dormer* windows may project into the space above the 45-degree angled *building envelope* planes, as shown in Diagram 131-04O, subject to the following:
 - (A) A *dormer* window may not extend beyond a height of 30 feet;
 - (B) The aggregate width of *dormer* windows may not exceed 30 percent of the length of the roof plan to which the *dormers* will be attached;

- (C) Each *dormer* window may not exceed 8 feet in width measured at the widest point; and
- (D) There shall be at least 4 feet between each *dormer* window.

Diagram 131-040
Dormer Window Projection Beyond Angled Building Envelope Plane



- (f) *Structure Height* Requirements in RM-2-4, RM-2-5, RM-2-6 Zones
 - (1) *Structure height* shall not exceed the height of the *building envelope*, established as follows:

At the side *setback lines*, the maximum height of the *building envelope* above 30 feet in height is established by a 60-degree angled *building envelope* plane sloping inward from the side *setback lines* to the maximum permitted 40-foot *structure height*.

- (2) *Dormer* windows may project into the space above the 60-degree angled *building envelope* planes, as shown in Diagram 131-04O subject to the following:

- (A) The aggregate width of *dormer* windows may not exceed 50 percent of the length of the roof plan to which the *dormers* will be attached; and

- (B) *Dormer* windows may not extend beyond a height of 40 feet.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0445 Lot Coverage in Residential Zones

- (a) In all RE zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-4, RS-1-5, RS-1-6, and RS-1-7 zones, the maximum permitted *lot coverage* is 50 percent on any *premises* where more than 50 percent of the *premises* contains *steep hillsides*.
- (b) In the RT zones, garages of 525 square feet of *floor* area or less are not included in the calculation of *lot coverage*. Bay windows and turrets, when built at ground level, count as coverage. Roofed entryways (porches) and balconies with at least two elevations that are a minimum of 40 percent open do not count as coverage.
- (c) In the RM-4-10 and RM-4-11 zones, maximum *lot coverage* is 50 percent for interior *lots* and 60 percent for corner *lots*.
- (d) In the RM-5-12 zone, maximum *lot coverage* is 50 percent for interior *lots* and 60 percent for corner *lots*, except that maximum *lot coverage* for any *premises* that has a building exceeding 4 *stories* or 48 feet in *height* shall be reduced in accordance with Table 131-04I.

Table 131-04I
Lot Coverage in RM-5-12 Zone

(12-2001)

<i>Stories or Structure Height</i>	<i>Maximum Lot Coverage</i>
1-4 <i>stories</i> or 48 feet	50/60%
5 <i>stories</i> or 60 feet	37%
6 <i>stories</i> or 72 feet	32%
7 <i>stories</i> or 84 feet	28%
8 <i>stories</i> or 96 feet	25%
9 <i>stories</i> or 108 feet	23%
More than 10 <i>stories</i> or 120 feet	21%

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§131.0446 Maximum Floor Area Ratio in Residential Zones

(a) *Floor Area Ratio* for the RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

(1) The maximum permitted *floor area ratio* is based on the lot area in accordance with Table 131-04J:

Table 131-04J
Maximum *Floor Area Ratio* in RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

<i>Lot Area (square feet)</i>	<i>Floor Area Ratio</i>
3,000 and less	0.70
3,001 - 4,000	0.65
4,001 - 5,000	0.60
5,001 - 6,000	0.59
6,001 - 7,000	0.58
7,001 - 8,000	0.57
8,001 - 9,000	0.56
9,001 - 10,000	0.55
10,001 - 11,000	0.54
11,001 - 12,000	0.53
12,001 - 13,000	0.52
13,001 - 14,000	0.51

(12-2001)

Lot Area (square feet)	Floor Area Ratio
14,001 - 15,000	0.50
15,001 - 16,000	0.49
16,001 - 17,000	0.48
17,001 - 18,000	0.47
18,001 - 19,000	0.46
19,001 and greater	0.45

- (2) For *lots* that exceed the minimum *lot* area required by the applicable zone and where more than 50 percent of the *lot* area contains *steep hillsides*, the maximum permitted *floor area ratio* shall be based on the following:
- (A) The area of the site not containing *steep hillsides* or the minimum *lot* area required by the applicable zone, whichever is greater; plus
 - (B) 25 percent of the remaining *lot* area not included in (A), above.
- (b) In the RS-1-8, RS-1-9, RS-1-10, RS-1-11, RS-1-12, RS-1-13, and RS-1-14 zones, up to 400 square feet of garage area shall be excluded from the calculation of *gross floor area*.
- (c) In the RX zone, the calculation of *floor area ratio* shall be based on the minimum *lot* area of the zone, or the area of the *lot* with a gradient less than 10 percent, whichever is greater.
- (d) In the RT zones, up to 525 square feet of garage area may be excluded from the calculation of *gross floor area*.
- (e) In the RM-1-2, RM-1-3, RM-2-4, RM-2-5, and RM-2-6 zones, a minimum of one-fourth of the permitted *floor area ratio* shall be reserved for required parking. If underground parking is provided, an area equal to the *gross floor area* of the underground parking may be added to the maximum *gross floor area* permitted for nonparking uses. The maximum *floor area ratio* for all *structures* on the *premises*, excluding *underground parking structures*, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G.

- (f) In the RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 zones, a minimum of one-third of the permitted *floor area ratio* shall be reserved for required parking. If underground parking is provided, an area equal to the *gross floor area* of the underground parking may be added to the maximum *gross floor area* permitted for nonparking uses. The maximum *floor area ratio* for all *structures* on the *premises*, excluding *underground parking structures*, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G.
- (g) In the RM-5-12 zone, the maximum permitted *floor area ratio* for buildings exceeding 4 *stories* or 48 feet of *structure height* shall be increased in accordance with Table 131-04K.

Table 131-04K
Floor Area Ratio in the RM-5-12 Zone

<i>Stories or Structure Height</i>	<i>Maximum Floor Area Ratio</i>
1-4 <i>stories</i> or 48 feet	1.80
5 <i>stories</i> or 60 feet	1.85
6 <i>stories</i> or 72 feet	1.90
7 <i>stories</i> or 84 feet	1.95
8 <i>stories</i> or 96 feet	2.00
9 <i>stories</i> or 108 feet	2.05
More than 10 <i>stories</i> or 120 feet	2.10

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0447 Maximum Paving and Hardscape in Residential Zones

Within the required front *yard* of the RE and RS zones, the amount of paving and *hardscape*, including *architectural projections*, is limited to 70 percent of the total required *yard*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0448 Accessory Structures in Residential Zones

- (a) Multiple *accessory buildings* are permitted on a *premises*. However the square footage of all *accessory buildings* cannot exceed 25 percent of the allowable *gross floor area* of the *premises*.

- (b) An *accessory building* in the RE, RS, and RX zones may have electrical, gas, and water/sewer connections to provide the following activities:
 - (1) Lighting, washing machines, dryers, laundry tubs, and hot water heater;
 - (2) A one-half bathroom, limited to a water closet and a lavatory sink; and
 - (3) A shower, provided the property owner signs an agreement recorded with the County Recorder and processed through the City Manager stating that the building will not be used for living or sleeping purposes.
- (c) *Accessory buildings* in RE, RS, and RX zones may encroach into required *yards* subject to the following conditions:
 - (1) Encroachment into required *yards* can only occur on *premises* with less than 10,000 square feet of area.
 - (2) *Accessory buildings*, not including attached or detached patio, shall be limited to one *story*.
 - (3) The maximum permitted *structure height* of an *accessory building* is 10 feet for a flat roof and 15 feet for a pitched roof. If the *structure* contains a shed roof, the maximum *structure height* is 12 feet measured at the ridge. A building with a flat roof may have a *roof deck*, provided that all handrails and other appurtenances are limited to 42 inches in height and comply with all *setback* requirements.
 - (4) All required *visibility areas*, as set forth in Section 113.0273, shall be observed.
 - (5) No *accessory building* shall be used for living or sleeping purposes.
 - (6) In the RE and RS zones, the cumulative area of all *accessory buildings* shall not exceed 525 square feet in *gross floor area*.
 - (7) In the RX zones, the cumulative area of all *accessory buildings* shall not exceed 400 square feet in *gross floor area*.
 - (8) The length of any *accessory building* dimension within the required *yards* shall not exceed 30 feet in any given *setback*.

(12-2001)

- (9) The *accessory building* must be placed entirely within the rear 30 percent of the *lot premises* or behind the front 70 feet of the *lot premises*, whichever results in the *accessory building* being located farther from the *street*.
- (10) If the *accessory building* is used for parking and access to the *structure* is taken from the *alley*, a minimum distance of 21 feet shall be provided between the edge of the *alley* opposite the *premises* and the exterior wall of the *accessory building*.
- (11) Within the Coastal Overlay Zone, *accessory structures* are subject to the supplemental regulations in Section 132.0403.
(Retitled from "Accessory Uses and Structures in Residential Zones" and amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§131.0449 Garage Regulations in Residential Zones

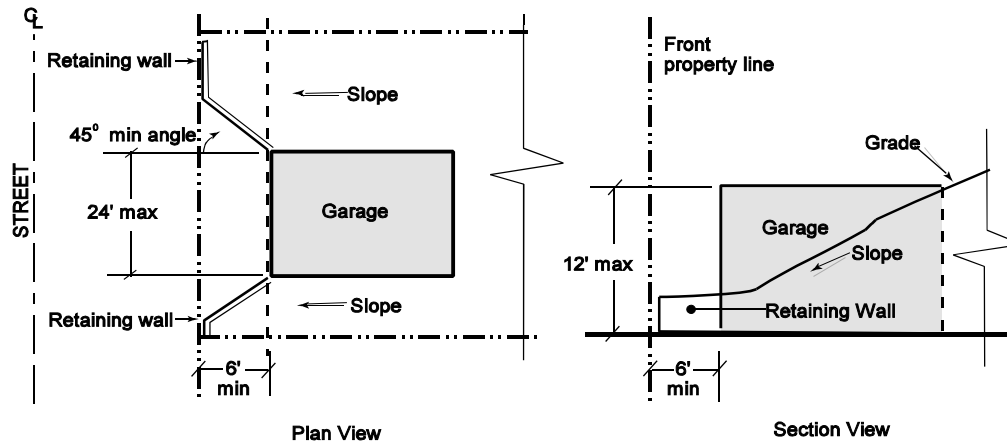
- (a) Garages within an Existing Embankment in the RE, RS, and RX Zones

Attached or detached garages, not exceeding 12 feet in height, including parapets and handrails, may encroach into the front and street side yards, as shown in Diagram 131-04P, subject to the following conditions:

- (1) The building is used only for required parking and incidental storage related to residential use;
- (2) The building is located entirely within a pre-existing embankment at least 6 feet high, which shall be maintained. The embankment must have an average height of at least 6 feet within the area where the building is proposed.
- (3) The *building facade* is set back a minimum of 6 feet from the *property line*;
- (4) The building elevation facing the *street* is no more than 24 feet wide;
- (5) No garage door opens so that it projects into the *public right-of-way* at any time;
- (6) In the RE and RS zones the building does not exceed 525 square feet in *gross floor area*;

- (7) In the RX zone the building does not exceed 400 square feet in *gross floor area*; and
- (8) If the building is constructed in conjunction with a *retaining wall* that will be located within the required front yard, the *retaining wall* must be flared outward from the corners of the building at a minimum 45-degree angle to provide a *visibility area*.

Diagram 131-04P
Garage Within Existing Embankment

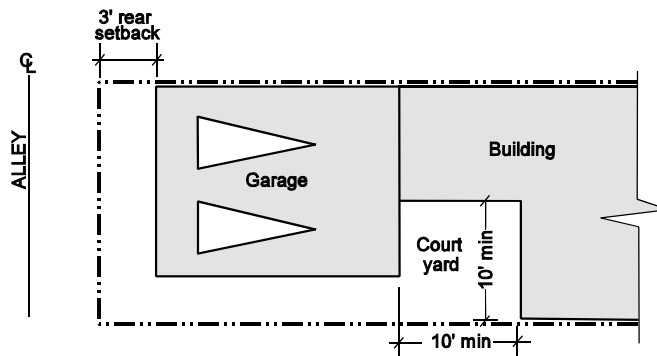


(b) Garages in RT Zones

- (1) An enclosed and detached two-car garage is required except as otherwise provided in this section.
- (2) Access to required parking shall be from an *alley* abutting the *premises*. In lieu of public *alleys* in new *subdivisions*, private easements may be used to provide access for abutting residents and authorized service vehicles only.
- (3) The garage shall provide at least two 9-foot by 20-foot parking spaces perpendicular to, and directly accessible from, the abutting *alley*.
- (4) The garage shall be located within the rear 30 feet of the *lot*, except to the extent that it is necessary to accommodate a 21-foot distance between the edge of the garage and the edge of the *alley* opposite the *lot*.

- (5) The detached garage may not exceed 12 feet in height.
- (6) The garage may have a *roof deck* with open or solid safety fencing not to exceed 42 inches in height.
- (7) The garage shall abut one interior *property line*.
- (8) The garage may be attached to the dwelling unit, subject to the following conditions:
 - (A) A court yard with minimum dimensions of 10 feet by 10 feet must be provided within the rear 50 percent of the *lot*, as shown in Diagram 131-04Q, or within the dwelling unit. The court yard shall extend the full height of the *structure* and must be at least 75 percent open to sunlight;

Diagram 131-04Q
Courtyard Requirement with Attached Garage



- (B) The vehicle entry facade of the garage may not be more than 24 feet from the rear *property line*; and
 - (C) The garage is subject to the same height limits as the dwelling unit.
- (9) Habitable space may be located above an attached garage.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)

§131.0450 Building Spacing in Residential Zones

(12-2001)

Detached dwellings shall maintain a minimum distance of 6 feet between dwellings and 3 feet between any dwelling and any detached, nonhabitable accessory building located on the same *premises*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0451 Minimum Development in the RT Zones

Townhouse *development* is permitted only if there is concurrent *development* of at least 300 feet of *street frontage* or a contiguous 50 percent of the *lots* in a block, whichever provides the greatest *street frontage*.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0452 Parkway Requirement in the RT Zones

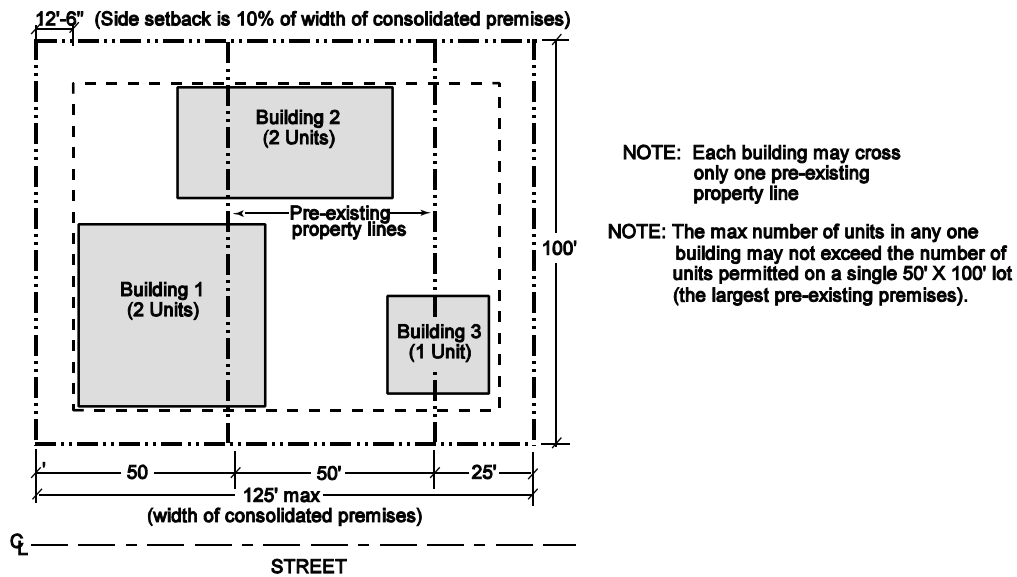
Subdivisions within the RT zones shall include a landscaped *parkway* between the *street* and the parallel public sidewalk that is at least 4 feet, 6 inches wide.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0453 Lot Consolidation Regulations in the RM-1-1 and RM-1-2 Zones

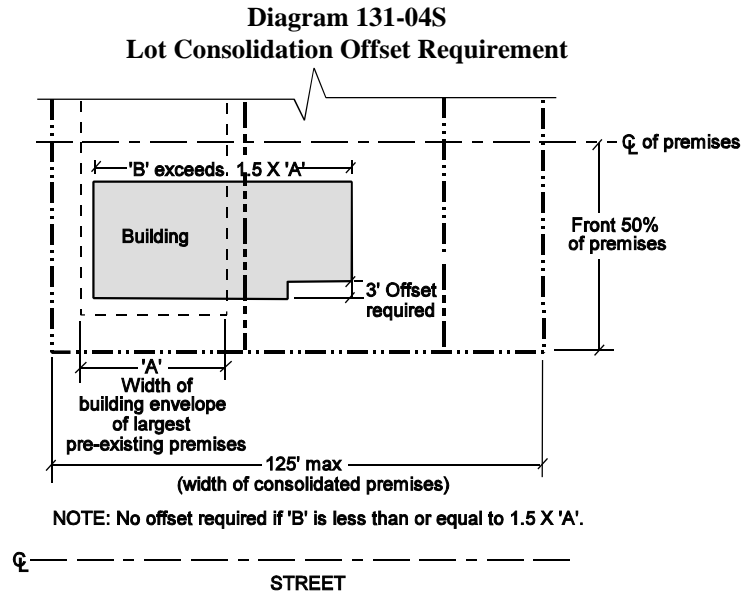
In the RM-1-1 and RM-1-2 zones within urbanized communities, *lot* consolidation is subject to the following:

- (a) Any building on a consolidated *premises* may cross only one previous *property line*, as shown in Diagram 131-04R;
- (b) If the consolidation results in a total *street frontage* exceeding 60 feet, the number of dwelling units permitted within any single building shall not exceed the number of units that would have been permitted on the largest *premises* before the consolidation, as shown in Diagram 131-04R;

Diagram 131-04R
Buildings on Consolidated Lots



- (c) If the depth of the *lots* to be consolidated is greater than 139 feet, only 139 feet shall be used in the calculation to determine the number of units permitted without a Site Development Permit; and
- (d) Within the front 50 percent of the consolidated *premises*, a minimum 3-foot offset in the front facade shall be required for any building where the dimension most parallel to the *street* exceeds one-and-one-half times the width of the permitted *building envelope* of the largest *lot* existing before consolidation. See Diagram 131-04S.



(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0454 Storage Requirements in the RM Zones

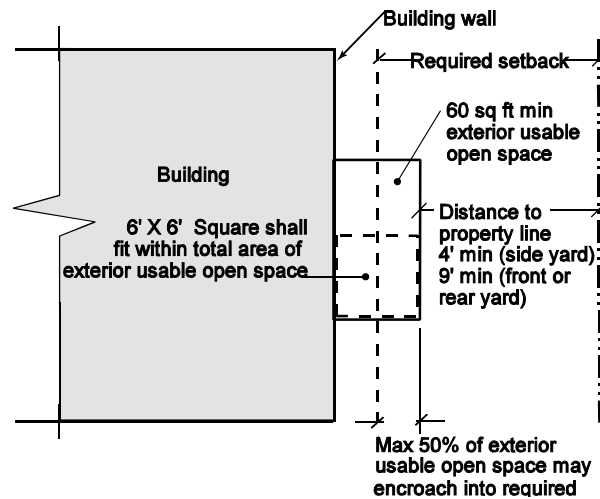
In all RM zones, each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0455 Private Exterior Open Space in the RM Zones

- (a) In the RM-1-1, RM-1-2, and RM-1-3 zones, at least 60 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 6 feet in any direction. The open space may be located in required yard areas, but shall be no closer than 9 feet to the front or rear *property lines*, and no closer than 4 feet to the side *property lines*. See Diagram 131-04T.

Diagram 131-04T
Private Exterior Open Space



- (b) In the RM-2-4, RM-2-5, and RM-2-6 zones, at least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in required front and rear yards, but shall be no closer than 9 feet to the front *property line*.
- (c) In the RM-3-7, RM-3-8, and RM-3-9 zones, at least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in the required front yard, but shall be no closer than 9 feet to the front *property line*.
- (d) In the RM-4-10, RM-4-11, and RM-5-12 zones, at least 50 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 4 feet.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0456 Common Open Space in the RM Zones

In all RM zones, *premises* with more than four dwelling units shall include common open space as follows:

- (a) The common open space area shall be at least 300 square feet, or 25 square feet per dwelling unit, whichever is greater.

(12-2001)

- (b) At least one area of common open space shall be provided with minimum dimensions of 12 feet by 15 feet. This space shall be improved as a usable area with lawn or recreational facilities.
- (c) Roofed *structures* may occupy a maximum of 50 percent of the common open space area. No enclosed buildings are permitted in the common open space area.
- (d) Common open space may be provided in the required side and rear *yards*.
- (e) Common open space shall be landscaped or improved with outdoor recreational facilities available only to the residents and guests of the *development*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0460 Maximum Third Story Dimensions in the RS Zones

In the RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, and RS-1-7 zones, the following shall apply:

- (a) The width of the third *story* is limited to 70 percent of the width of the *lot*.
- (b) The depth of the third *story* is limited to 50 percent of the depth of the *lot* or 100 percent of the maximum width dimension, whichever is greater.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

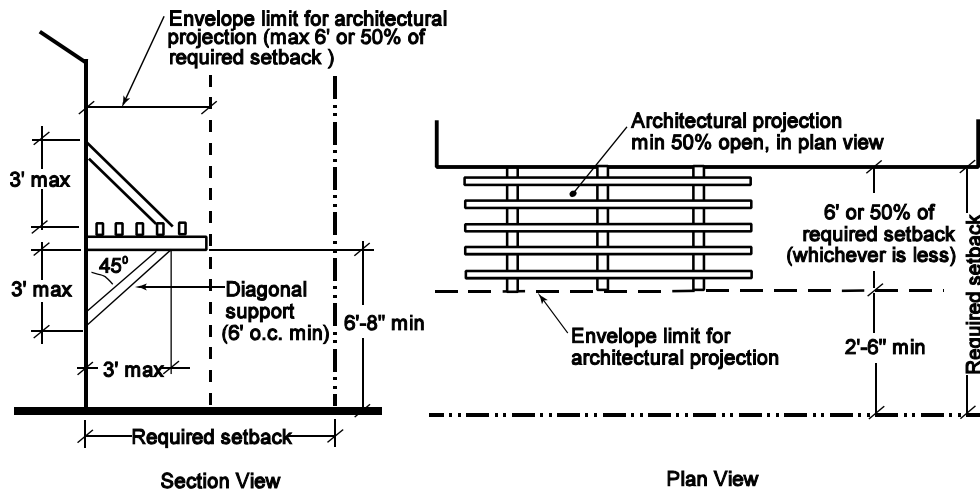
§131.0461 Architectural Projections and Encroachments in Residential Zones

- (a) The following are permitted *architectural projections* and *encroachments* into required *yards* for RS and RX zones and the RM-1-1, RM-1-2, and RM-1-3 zones. These projections and *encroachments* are not permitted in the required yards within view corridors that are designated by *land use plans* in the Coastal Overlay Zone and may not be located in a required *visibility area* or a required turning radius or vehicle back-up area except where development regulations may allow.

- (1) Eave, cornice, and eyebrow projections may extend into the required *yard* subject to the following:
 - (A) The projection may extend a maximum of 6 feet into the required *yard* or 50 percent of the width of the required *yard*, whichever is less;

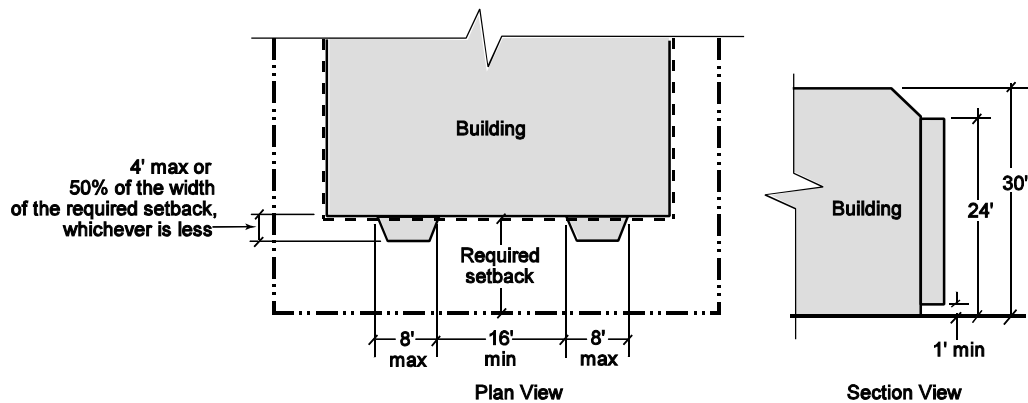
- (B) The projection shall not be closer than 2 feet, 6 inches to the *property line*; and
 - (C) There shall be a minimum 6-foot, 8-inch clearance between *proposed grade* and the projection.
- (2) Openly supported *architectural projections*, including trellises, may encroach into required *yards*, as shown in Diagram 131-04U, subject to the following:
 - (A) The height shall not exceed the height of the *roof eave* or the sill plate of the second *floor*, whichever is lower;
 - (B) The projection shall be at least 50 percent open in plan view;
 - (C) The projection may extend a maximum of 6 feet into the required *yard* or 50 percent of the width of the required *yard*, whichever is less;
 - (D) The projection shall not be closer than 2 feet, 6 inches to the *property line*;
 - (E) There shall be a minimum 6-foot, 8-inch clearance between *proposed grade* and the lowest horizontal portion of the projection, not including the supports, as described in Section 131.0461(a)(2)(F), below; and
 - (F) Diagonal supports from the building wall, such as knee braces, extending within a 45-degree angle from the building wall to the horizontal portion of the projection are permitted, provided that the horizontal and vertical components of the supports do not exceed 3 feet. There shall be a minimum spacing of 6 feet between supports.

Diagram 131-04U
Openly Supported Architectural Projections



- (3) Bay windows may project into required *yards*, as shown in Diagram 131-04V, subject to the following requirements:
- (A) There shall be a minimum 1-foot clearance between the lowest point of the bay window *structure* and *proposed grade* directly below;
 - (B) The bay window shall not project into the required *yard* more than 4 feet or 50 percent of the width of the required *yard*, whichever is less. The bay window shall not be closer than 4 feet to the *property line*;
 - (C) The bay window shall not be more than 8 feet in width;
 - (D) The bay window may extend to the maximum permitted height of the *building envelope*; and
 - (E) There shall be a 16-foot or greater spacing between bay windows, and no more than two bay windows per elevation shall encroach into the required *yard*.

Diagram 131-04V
Bay Window Yard Projections

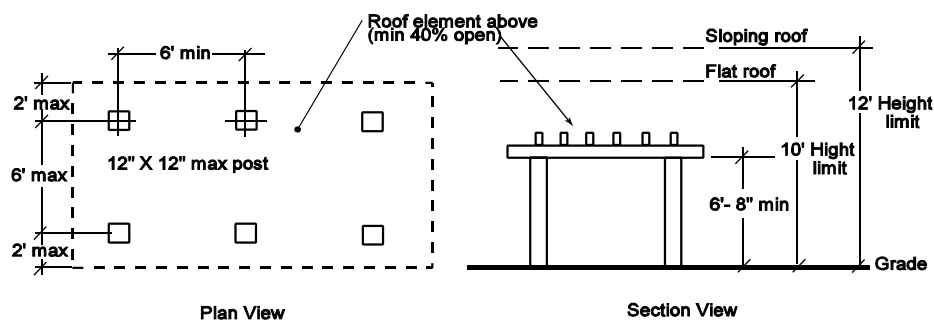


- (4) Fireplace enclosures may encroach into required yards subject to the following requirements:
- (A) The fireplace enclosure may not encroach into the required yard more than 2 feet, 6 inches or 50 percent of the width of the required yard, whichever is less. The fireplace shall not be closer than 2 feet, 6 inches to the *property line*;
 - (B) The fireplace and chimney are not subject to the 45-degree sloped *building envelope* requirement and may extend to the maximum *structure height* at the required *setback*;
 - (C) The fireplace enclosure shall have a maximum width of 10 feet measured from *grade* to the *roof eave* or the sill plate of the second *floor*, whichever is lower, and a maximum width of 5 feet beyond that; and
 - (D) No more than two projecting fireplaces per building elevation are permitted.
- (5) Electrical fuse boxes, gas meters, and utility enclosures may encroach into required side and rear yards subject to the following requirements:
- (A) The *encroachment* into the required yard shall not exceed 18 inches;

- (B) The *encroachment* shall not be closer than 2 feet, 6 inches to the *property line*;
 - (C) The *encroachment* shall not exceed a width of 6 feet and a height of 8 feet; and
 - (D) No more than one of each of these types of *encroachments* is permitted per building elevation.
- (6) Entry roofs and porches may encroach into the required front and street side *yards* subject to the following requirements:
 - (A) The *encroachment* shall not exceed 6 feet or 50 percent of the width of the required *yard*, whichever is less;
 - (B) The height of the entry roof shall not exceed 10 feet for flat roofs, 12 feet for pitched roofs, or 12 feet at the apex of an arched roof with 10 feet at the springline;
 - (C) The width of the *encroachment* shall not exceed 10 feet or 50 percent of the width of the habitable portion of the building elevation, whichever is greater; and
 - (D) Porches shall be maintained with at least two elevations that are at least 40 percent open.
- (7) Entry arbors may encroach into required front and street side *yards*, as shown in Diagram 131-04W, subject to the following requirements:
 - (A) The height of the arbor shall not exceed 10 feet for flat-topped *structures* or 12 feet for sloping *structures*;
 - (B) The width of the arbor shall not exceed 6 feet, measured to the centerlines of the supports. A maximum 2-foot overhang is permitted on each side of the center of the supports, as long as the overhang does not project into the *public right-of-way*;
 - (C) The horizontal surface of the arbor, including overhang, must provide a minimum 6-foot, 8-inch clearance above *proposed grade*;

- (D) Supports shall not exceed a maximum dimension of 12 inches by 12 inches;
- (E) There shall be at least 6 feet between supports along the length of the arbor;
- (F) In plan view, the arbor shall be at least 40 percent open. Fencing between posts is subject to Chapter 14, Article 2, Division 3 (Fence Regulations);
- (G) The arbor shall not be enclosed on any side other than the side attached to the building, if attached; and
- (H) Arbors may encroach the entire width of the required *yard* but may not project beyond the *property line*.

Diagram 131-04W
Entry Arbor Yard Projections



- (8) Patio *structures* may be located within a required side *yard* or rear *yard*, subject to the following requirements:
 - (A) The patio *structure* shall not be located closer than 5 feet to any *property line*;
 - (B) The patio shall be open on at least three sides except for support columns with maximum dimensions of 18 inches by 18 inches in plan view;
 - (C) The support columns shall have a minimum separation of 8 feet measured on center; and

- (D) The height of the roof of the patio shall not exceed the *roof eave* or the sill plate of the second *floor*, whichever is lower.
- (9) *Dormers* are permitted to encroach into required *yards* and into the sloped *building envelope* plane subject to the following:
 - (A) The total length of all *dormers* on a building wall may not exceed 30 percent of the total length of the building along that wall;
 - (B) A *dormer* may not exceed 8 feet in width, measured at the building wall;
 - (C) There shall be a minimum of 4 feet between each *dormer*, including eaves;
 - (D) Projecting *dormers* may project through the 30/45-degree sloped *building envelope* plane and may encroach 4 feet into the required *yard* or 50 percent of the width of the adjacent required *yard*, whichever is less; provided, however, that the *dormer* may not be closer than 3 feet to the *property line*; and
 - (E) A *dormer* may be a vertical extension of a bay window.
- (10) *Unroofed structures*: An unroofed portion of a *structure* not in excess of 3 feet above *proposed grade*, with an open safety railing not exceeding 42 inches in height, is permitted within a required side or rear *yard*.
- (b) The following are permitted *architectural projections* and *encroachments* into the required front and street side *yard* for the RT zones. A maximum of 50 percent of the area of the required minimum front *yard* (the front 5 feet of the *lot*) may be used for *encroachments*. See Section 131.0464(c) for required building articulation features. No permitted projection or *encroachment* may be located in a required *visibility area* or a required turning radius or vehicle back-up area except where development regulations may allow.
 - (1) Projecting balconies may encroach into required minimum front and street side *yards* subject to the following requirements:
 - (A) One unenclosed projecting balcony is permitted for each *story* above the first *story*;

- (B) A projecting balcony may encroach up to 4 feet into required minimum *yards*;
 - (C) Support posts to the ground below are not permitted unless the area below the balcony serves as a projecting entry and provides shelter for an access door to the dwelling unit; and
 - (D) The maximum permitted width of projecting balconies is 8 feet.
- (2) Bay windows may encroach into required minimum front and street side *yards* subject to the following requirements:
 - (A) Bay windows are limited to two per *story*;
 - (B) The maximum permitted width of bay windows is 8 feet;
 - (C) Bay windows may encroach a up to 4 feet into required minimum *yards*; and
 - (D) Bay windows may extend to the height of the building or there may be a horizontal separation between the bay windows.
- (3) Turrets with or without cupola may encroach into the required minimum front and street side *yards* and may extend into the sloped *building envelope* area subject to the following requirements:
 - (A) Only one turret per *lot* may be used;
 - (B) A turret located at the corner of the building on a corner *lot* may encroach into both the front and street side yards;
 - (C) A turret may encroach up to 4 feet into required *yards*; and
 - (D) A turret (and cupola) may also extend above the building height limit and into the sloped *building envelope* area so that the highest point is up to 5 feet above the maximum *structure height* of the zone.
- (4) Projecting entries, either at *grade* or elevated with accompanying stairs and cover, may encroach into required minimum front and street side *yards* subject to the following requirements:

- (A) Only one entry per elevation is permitted;
 - (B) The height of the *floor* of an elevated entry shall not exceed 42 inches above *proposed grade*;
 - (C) The entry may not be closer than 4 feet to the front *property line*; and
 - (D) The width of a projecting entry shall not exceed 50 percent of the width of the *building facade*.
- (5) Trellis projections and eaves may project into required minimum front and street side yards subject to the following requirements:
 - (A) Trellises may project into required minimum *yards* up to the *property line*, but no portion of the trellis may extend beyond the *property line*;
 - (B) Eaves may project 2 feet, 6 inches into the required minimum *yards*; and
 - (C) There shall be at least 6 feet, 8 inches of clearance between *proposed grade* and the bottom of the projections.
- (6) *Dormer* windows may project into required minimum front and street side *yards* subject to the following requirements:
 - (A) A maximum of two *dormers* are permitted per elevation;
 - (B) The maximum width of *dormers* shall be 5 feet; and
 - (C) *Dormers* may extend into the sloped *building envelope* area.
- (7) A detached garage may encroach into the street side *yard* subject to the following requirements:
 - (A) The garage may not exceed 12 feet in height; and
 - (B) The garage must be located within the rear 30 feet of the *lot*.
- (c) In the RM-2-4, RM-2-5, RM-2-6, RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 zones, architectural *encroachments* listed in Section

131.0461(a) are permitted with the following limitations. No permitted projection or *encroachment* may be located in required *yards* within view corridors that are designated by *land use plans* in the Coastal Overlay Zone or in a required *visibility area* or a required turning radius or vehicle back-up area except where development regulations may allow.

- (1) For front and rear *yards*, one *encroachment* is permitted per 50 feet of *building facade* length, with a minimum of 10 feet between *encroachments*.
- (2) For side *yards*, two *encroachments* are permitted per 50 feet of *building facade* length, with a minimum of 10 feet between *encroachments*.
- (3) A minimum of 3 feet must be provided between the *encroachment* and the *property line*.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

§131.0462 Requirements for Attached Units in the RX Zones

The street wall of an attached dwelling unit shall be horizontally offset a minimum of 4 feet from the street wall of the dwelling unit to which it is attached.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0463 Roof Design Variation Requirements in the RX Zones

In the RX zones, for *developments* exceeding 8 dwelling units, at least 30 percent of the units shall have roof designs that vary from the remainder of the dwelling units.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0464 Supplemental Requirements for Residential Zones

- (a) Supplemental Requirements for RE and RS Zones

- (1) *Manufactured homes* are permitted as residential dwelling units subject to all regulations of the applicable zone in addition to the following supplemental regulations:

- (A) Siding shall be of nonreflective material such as wood, vinyl, stucco, decorative stone, or masonry;

- (B) Roofing materials shall be of nonreflective material such as concrete tiles, fiberglass shingles, or composition shingles, shakes, or tiles;
 - (C) Eaves shall be between 12 and 16 inches measured from the vertical side of the exterior wall; and
 - (D) The foundation along the exterior perimeter shall conform to the Building Regulations and shall consist of poured concrete, masonry, or approved all-weather material. If the foundation material is not masonry or concrete, it shall match the siding material of the home.
- (b) Supplemental Requirements for RX Zones:
 - (1) For *lots* without *alley* access, a minimum of 25 percent of the length of the *building facade* on the ground *floor* must be utilized for habitable space.
 - (2) *Manufactured homes* are permitted as residential dwelling units provided they comply with the regulations in Section 131.0464(a)(1).
- (c) Supplemental Requirements for RT Zones:
 - (1) When an RT *development* exceeds 12 units and the *lots* are greater than 90 feet in depth, the front facade of one-third of the dwelling units must be offset 3 feet from the front facade of the remaining units.
 - (2) For all dwelling units, 20 percent of the area of the front facade shall be used for door and window areas.
 - (3) One building articulation feature from each category listed below shall be incorporated into each dwelling unit:
 - Category A:
 - Elevated first *floor*
 - Projecting balcony
 - Bay windows (2)
 - Category B:
 - Turret (with or without cupola)
 - Inset balcony

Angled side planes (2)
Projecting (or inset) elevated entry

Category C

Planter boxes
Trellises
Inset windows
Projecting covered entry
Dormer windows
Inset entry

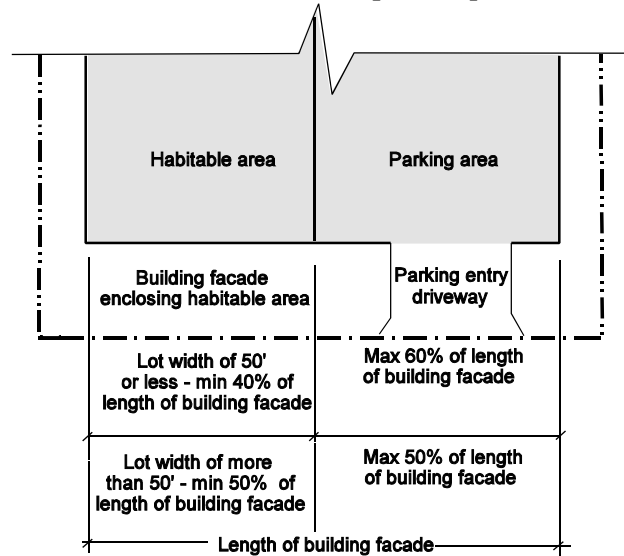
Building articulation features shall be provided in accordance with the following regulations. Those features that may project into the required front and street side yards are indicated and are subject to the requirements in Section 131.0461(c).

- (A) *Elevated First Floor.* The elevation of the ground *story* (first *floor*) shall be 42 inches above *proposed grade*.
- (B) *Projecting Balcony.* A maximum of one projecting balcony is permitted for each *story* above the first *story*. Each balcony may be roofed or unroofed. Open or solid safety railings not to exceed 42 inches in height are permitted. (See Section 131.0461(b)(1) for *yard encroachment* regulations).
- (C) *Bay Windows.* At least two bay windows per elevation are required. A minimum of 40 percent of each bay window elevation shall be glass. (See Section 131.0461(b)(2) for *yard encroachment* regulations).
- (D) *Turret.* The minimum size of a turret shall be 6 feet by 6 feet or shall have a 6-foot diameter in plan dimensions. Turrets shall extend from the ground (first *story*) level for the full height of the building or shall extend from the second *story* to the full height of the building. A turret may project into the space above the angled *building envelope* plane to 5 feet above the maximum permitted *structure height*. For each *story*, at least 40 percent of the turret elevation shall be glass. At the first *story*, an entry door may substitute for an equal square footage amount of glass area. Only one bay window per *story* may be used if a turret is provided. (See Section 141.0461(b)(3) for *yard encroachment* regulations).

- (E) Inset Balcony. A maximum of two inset balconies are permitted per elevation. Each balcony may be roofed or unroofed. Open or solid safety railings not to exceed 42 inches in height are permitted.
- (F) Angled Side Planes. At both side *setbacks*, the *structure* shall observe 60-degree planes sloping inward above 25 feet in height to the maximum permitted building height. At minimum, angled planes must be located on the front 50 percent of the *structure*. *Dormers* may project from the angled side planes to the side *property lines* but may not be closer than 3 feet to a *street side property line*.
- (G) Projecting Elevated Entry. One projecting entry is permitted per elevation. The entry must be unenclosed on three sides and may have a maximum 42-inch-high open safety railing. The entry shall be a minimum of 6 feet and a maximum of 8 feet wide. The entry may have an unenclosed balcony with the same horizontal dimensions above it. Stairs providing access to the entry for buildings with an elevated first *floor* shall not be included in the determination of width. (See Section 131.0461(b)(4) for *yard encroachment* regulations).
- (H) Planter Boxes. Planter boxes shall be of wood, brick, stone, or finished/patterned concrete construction. The minimum total area of the planter boxes shall be 40 square feet. The walls of the planter boxes shall be at least 24 inches and no more than 36 inches high. The planter boxes shall be located adjacent to the *structure*, entry, walkway, or *property line*. Wrought iron fencing (and gate), at least 50 percent open, may be placed in the required front *yard* either separately or in conjunction with the planter boxes, in accordance with the *fence* height regulations in Chapter 14, Article 2, Division 3 (*Fence Regulations*).
- (I) Trellises. Trellises shall be at least 50 percent open in plan view. Diagonal supports from the building wall extending within a 45-degree angle from the building wall to the horizontal portion of the projection are permitted. (See Section 131.0461(b)(5) for *yard encroachment* regulations).

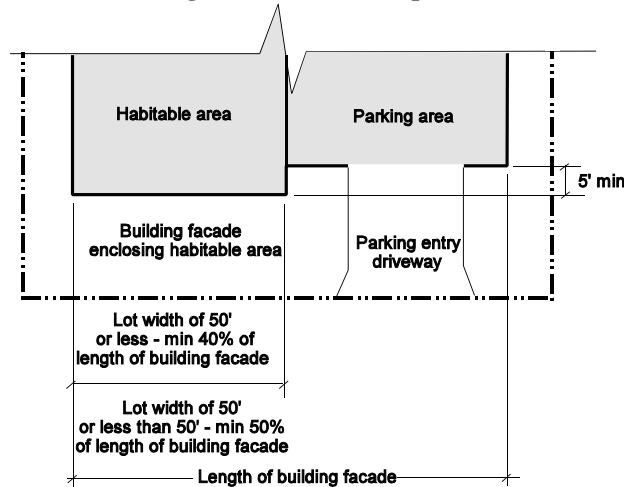
- (J) Inset Windows. A maximum of two inset windows are permitted per *story*. The window surface must be set back at least 6 inches from the front facade.
 - (K) Projecting Covered Entry. One projecting covered entry is permitted per elevation. The entry shall be at least 6 feet but no more than 8 feet wide. The required cover shall be no more than 50 percent open. The entry may have an unenclosed balcony with the same horizontal dimensions, above it. (See Section 131.0461(b)(4) for *yard encroachment* regulations).
 - (L) *Dormer* Windows. *Dormers* may project into the space above the angled *building envelope* plane. *Dormers* may have pitched or curved roofs. The maximum width for *dormers* is 5 feet. At the side and *street side setbacks* a minimum separation of 10 feet between *dormers* is required. (See Section 131.0461(b)(6) for *yard encroachment* regulations).
 - (M) Inset Entry. One inset entry is permitted per elevation. Inset entries shall be either at *grade* or elevated. The entry must be set back at least 24 inches from the facade and may have a maximum 42-inch-high open safety railing.
- (d) Supplemental Requirements for RM-1-1, RM-1-2, RM-1-3 Zones
- (1) For *lots* with a width of 60 feet or less, not more than two 10-foot-wide garage doors or garage entries or a single 16-foot-wide garage door or entry on the *building facade* is permitted, except when that door accesses underground parking. For each additional 25 feet of *street frontage*, an additional 10 feet maximum width garage door or garage entry is permitted.
 - (2) For *lots* with a width of 50 feet or less, at least 40 percent of the length of the *building facade* on the ground *floor* must enclose habitable area (not garage or parking entrance); for *lots* greater than 50 feet in width, at least 50 percent of the length of the *building facade* on the ground *floor* must enclose habitable area. See Diagram 131-04X.

Diagram 131-04X
Ground Floor Habitable Space Requirement



- (3) Within the front facade on all *floors* above the first *floor*, a transparent glass window or windows with an aggregate area of at least 20 square feet shall be provided for each dwelling unit that faces the *street*.
- (e) Supplemental Requirements for the RM-2-4, RM-2-5, RM-2-6 Zones
 - (1) For *lots* with a width of 60 feet or less, not more than two 10-foot-wide garage doors or garage entries or a single 16-foot-wide garage door or entry on the *building facade* is permitted, except when that door accesses underground parking. For each additional 25 feet of *street frontage*, an additional 10 feet maximum width garage door or garage entry is permitted.
 - (2) Garages, carports, and other parking entries in the *building facade* shall be set back at least an additional 5 feet from the facade wall enclosing habitable space, as shown in Diagram 131-04Y.
 - (3) For *lots* with a width of 50 feet or less, at least 40 percent of the length of the *building facade* on the ground *floor* must enclose habitable area (not a garage or parking entrance); for *lots* greater than 50 feet in width, at least 50 percent of the length of the *building facade* on the ground *floor* must enclose habitable area. See Diagram 131-04Y.

Diagram 131-04Y
Parking Area/ Habitable Space Offset



- (4) Within the *building facade* on all *floors* above the first *floor*, a transparent glass window or windows with an aggregate area of at least 20 square feet shall be provided for each dwelling unit that faces the *street*.
- (f) Supplemental Requirements for the RM-3-7, RM-3-8, RM-3-9 Zones

When the ground *floor* of a building is used for parking and the parking is adjacent to a required *yard*, the parking area must be *screened* by a minimum 6-foot-high *fence* or 6-foot-high landscaping. A pedestrian entry to the building from each *street* must be provided.

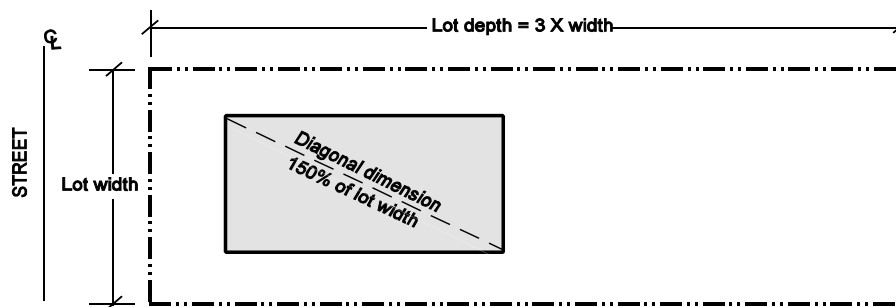
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0465 Diagonal Plan Dimension in Residential Zones

For new *structures* in the RS-1-7 zone and all RX zones, a maximum diagonal plan dimension applies to *lots* where the depth is three times the width, as follows:

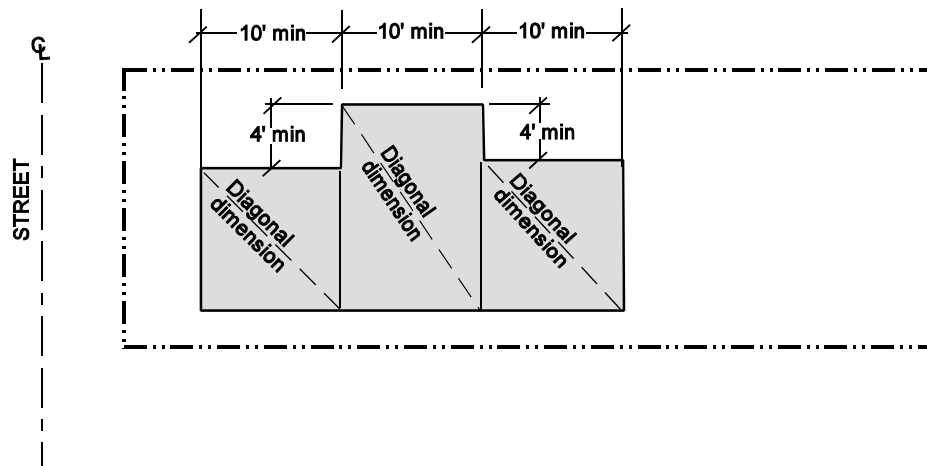
- (a) The maximum diagonal plan dimension shall not exceed 150 percent of the width of the *lot*, as shown in Diagram 131-04Z.

Diagram 131-04Z
Maximum Diagonal Plan Dimension



- (b) The maximum diagonal plan dimension shall be measured between the two most extreme points on the *structure*. If the *structure* is irregular in shape, the maximum diagonal plan dimension may be measured between the first extreme building point and the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations, as shown in Diagram 131-04AA. A modulation shall have a minimum 4-foot differential and shall extend for a minimum of 10 feet in length.

Diagram 131-04AA
Diagonal Plan Dimension Modulations



(12-2001)

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)